THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29970-02-2011** **Record & Return To:** **Foundation Title and Escrow, LLC** **9045 Carothers Parkway, Ste. 202** **Franklin, TN 37067** Return TO: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $197,400.00. Affiant Subscribed and sworn to before me this 4th day of March, 2011. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: David Matthews, Dominica Matthews 1332 Westvale Drive Nashville, TN 37221	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 126 160 A 66700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bret Daniel Freedman and wife, Amy McCain Freedman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Matthews and wife, Dominica Matthews** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1332 Westvale Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of March, 2011.

Bret Daniel Freedman

Amy McCain Freedman

BILL GARRETT, Davidson County
Trans:T20110015783 DEEDWARR
Recvd: 03/17/11 09:55 2 pgs
Fees:13.00 Taxes:730.38
20110317-0020933

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bret Daniel Freedman and Amy McCain Freedman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of March, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 575 on the Plan of Parkview at Riverwalk, Phase 2, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being the same property conveyed to Bret Daniel Freedman and wife, Amy McCain Freedman, by deed dated May 23, 2008, from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record in Instrument No. 20080523-0053081, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20080721-0074327, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Parkview at Riverwalk, of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Riverwalk Homeowners Association, Inc. of record in Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverwalk Homeowners Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 1, pages 25 and 121, Register's Office for Davidson County, Tennessee.
7. Easement for public utilities of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
8. Easements and rights of way taken by Tennessee Valley Authority of record in Book 4205, page 194, and Book 4226, page 715, Register's Office for Davidson County, Tennessee.
9. Easement for Tennessee Valley Authority of record in Book 4230, page 987, Register's Office for Davidson County, Tennessee.
10. Easement for Tennessee Electric Power Company of record in Book 751, page 375, and Book 787, page 7, Register's Office for Davidson County, Tennessee.
11. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee.
13. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.