WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046103 DEEDWARR
Recvd: 07/29/11 10:50 2 pgs
Fees:13.00 Taxes:777.00
20110729-0058226

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011

Notary Public:

MY COMMISSION EXPIRES: 6/9/2013
(AFFIX SEAL)

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anita Jo Wiggins	Regions Bank d/b/a Regions	Parcel ID:
7136 Riverfront Drive	2050 Parkway Office Cr.	126160A39200CO
Nashville, TN 37221	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Paul M. Annastas and wife, Karianne Annastas

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anita Jo Wiggins

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 441, on the Plan of Riverwalk, Phase 3A, of record in Instrument 20041020-0126317, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul M. Annastas and Karianne Annastas, husband and wife, by deed from The Craig Company, of record in Instrument 20050804-0091613, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083; Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638; Instrument 20061103-0136691; Instrument 20061214-0154502; and Instrument 20011105-0121083, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20041020-0126317, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20010919-0101279; Instrument 20040826-0103240; and Instrument 20040318-0030734, Register's Office for said County; (5) PUD Boundary for Riverwalk Community of record in Instrument 20011024-0115969, Register's Office for said County; (6) Easements and Rights to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for said County; (7) Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and book 787, Page 7, Register's Office for said County; (8) Right of Way Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; and Book 4230, Page 987, Register's Office for said County; (9) Transmission Line Easement to Tennessee Valley Authority of record in Book 4257, Page 647, Register's Office for said County; (10) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, page 318; and Book 7526, Page 324, Register's Office for said County; (11) Landscape Easement of record in Instrument 20010919-0101280 and Instrument 20061103-0136691, Register's Office for said County; (12) Road and Utility Access Easement of record in Insturment 20010706-0072536, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7136 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of July, 2011.

Paul M. Annastas

Karianne Annastas

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Annastas and Karianne Annastas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston, South Carolina, this 21 day of July, 2011.

My Commission Expires: 5/14/17

Notary Public