# WARRANTY DEED

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/20/15

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Ttile and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew A. David and Karen David | First American RE Tax Service<br>ATTN: Escrow Reporting | 126160A27700 CO |
| (NAME)<br>6240 Rivervalley Drive | (NAME)<br>Mail Code DFW 4-3<br>1 First American Way | |
| (ADDRESS)<br>Nashville, TN 37221 | (ADDRESS)<br>Westlake, TX 76262 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Robert L. Holdren and wife, April J. Holdren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. David and wife, Karen David, 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 Number 322 on the Plan of Riverwalk Phase 2A, Section 2 of record in Instrument No. 20031014-0151984; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Holdren and wife, April J. Holdren, by deed of record in Instrument Number 20060703-0079069Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Riverwalk Phase 2A, Section 2 of record in Instrument No. 20031014-0151984; Register's Office for Davidson County, Tennessee. Plan of Newsom Land of record at Plat Book 1, page 25, and in Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, Register's Office for said County. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, Register's Office for said County, and Book 4226, page 715, Register's Office for said County. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office for said County. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315; 318 and 324, Register's Office for said County. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, Register's Office for said County. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County. Storm water Detention Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County. Charter Right of Way for CSX Transportation Railroad. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee. All matters et forth in plan of record in Instrument No. 2003101-0151984, Instrument No. 20031014-0151989 and Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6240 Rivervalley Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20110049804 DEEDWARR
Recvd: 08/15/11 11:13 2 pgs
Fees:13.00 Taxes:795.50

20110815-0062730

Witness our hands this 5th day of August, 2011.

Robert L Holdren

April J. Holdren

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Holdren and April J. Holdren, 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 and official seal at Franklin, Tennessee this 5th day of August, 2011.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

Return TO:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0179