BILL GARRETT, Davidson County
Trans:T20110076996 DEEDWARR
Recvd: 12/06/11 11:04 2 pgs
Fees:13.00 Taxes:808.82
20111206-0095024

SHERI PROW PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,600.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: January 23, 2012
(AFFIX SEAL)

G-AVE-11-6829

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy J. McKinney	Silverton Mortgage Specialists, Inc.	
6829 Bridgewater Drive (ADDRESS)	(NAME) 2037 Monroe Dr. NE, Ste. B (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Atlanta, GA 30306 (CITY) (STATE) (ZIP)	126-16-A-149.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUGLAS J. OUBRE AND MARY CAMILLE OUBRE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOROTHY J. MCKINNEY, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 149, RIVERWALK, PHASE 1A, SECTION 1 AND PHASE 1B, SECTION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20011026-0117231, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS J. OUBRE AND WIFE, MARY CAMILLE OUBRE BY WARRANTY DEED FROM CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., RECORDED ON THE 19TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020919-0114483, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. 20011026-0117231; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20011105-0121083 AS AMENDED IN INSTRUMENT NOS. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20020425-0051371; CONVEYANCE OF COMMON AREA TO HOA OF RECORD INSTRUMENT NO. 20020424-0050564; LANDSCAPE EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101280; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101279; EASEMENTS FOR PUBLIC UTILITIES OF RECORD IN BOOK 7526, PAGES 315, 318 AND 324; EASEMENTS AND RIGHTS GRANTED TO NASHVILLE, CHATTANOOGA AND ST. LOUIS RAILWAY OF RECORD IN BOOK 513, PAGE 936; EASEMENTS AND RIGHTS GRANTED TO TENNESSEE ELECTRIC POWER COMPANY RECORD IN BOOK 751, PAGE 375 AND IN BOOK 787, PAGE 7; EASEMENTS AND RIGHTS-OF-WAY TAKEN BY TENNESSEE VALLEY AUTHORITY OF RECORD IN BOOK 4205, PAGE 194, AND JUDGEMENT OF RECORD IN BOOK 4226, PAGE 715; EASEMENTS AND RIGHTS-OF WAY GRANTED TO TENNESSEE VALLEY AUTHORITY OF RECORD IN BOOK 4257, PAGE 647; CHARTER FOR RIGHT-OF WAY FOR CSX TRANSPORTATION RAILROAD; AND DECLARATION OF ROAD AND UTILITY ACCESS EASEMENTS OF RECORD IN INSTRUMENT NO. 20010706-0072536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 6829 Bridgewater Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 5th day of December, 2011.

Douglas J. Oubre

Mary Camille Oubre

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas J. Oubre and Mary Camille Oubre, the within named bargainor, 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, this the 5th day of December, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903