WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/12 15:30 3 pgs
Fees:18.00 Taxes:776.08
20120202-0009741

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,750.00.

Affiant

Subscribed and sworn to me on January 31, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Troy A. McPeak 7076 Northridge Dr. Nashville, TN 37221	NEW OWNER	142-13-0B 226.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty & Construction Co., Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Troy A. McPeak, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 229 on the Plan of Riverside, Phase 7, First Revision, of record in Instrument No. 20081002-0100223, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Rochford Realty & Construction Co., Inc. by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handley, Jr., and Mary Handly Beard dated December 22, 1986, of record in Book 7103, page 48, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Easements of record in Book 6970, pages 275, 278, 281, 284, and 285, and in Book 6972, page 45, Register's Office for Davidson County, Tennessee; and
3. Restrictive Covenants of record in Book 7185, page 619 and in Book 7405, page 780, as amended by instruments of record in Instrument Nos. 20040419-0044162 and 20091204-0111306, all in said Register's Office; and
4. Charter for Riverside Homeowner's Association of record in Book 7829, page 703, as continued/extended in Instrument No. 20091204-0108147, said Register's Office; and
5. Conveyance to Riverside Homeowner's Association Inc. of record in Instrument Nos. 20040608-0067842 and 20040608-0067844, said Register's Office; and
6. Agreement for grant of easement for conservation greenway of record in Instrument No. 20041019-0125877, said Register's Office; and
7. Plat of record in Instrument No. 20070913-0109892, as revised by Instrument No. 20081002-0100223, said Register's Office; and
8. Continuance of restrictive covenants of record in Instrument No. 20091124-0108147, said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7076 Northridge Dr., 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 GRANTEE, his successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on January 31, 2012.

Rochford Realty & Construction Co., Inc.

James G. Morrissey, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 31, 2012, before me personally appeared James G. Morrissey, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described, and who, upon oath, acknowledged himself to be an authorized representative and Vice President of Rochford Realty & Construction Co., Inc., the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such authorized representative and Vice President.

Witness my hand and official seal on January 31, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY