Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120026976 DEEDWARR
Recvd: 04/13/12 09:55 3 pgs
Fees:18.00 Taxes:636.40
20120413-0031609

State of Tennessee )
County of Williamson )

G#23315-2

The actual consideration or value, whichever is greater, for this transfer is **$172,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2012.

Notary Public

My commission expires: 1-6-15
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Dionte Doris and Hadija Doris** | New Owner | **126160A40400CO** |
| **1653 Harpeth Run Drive** | | |
| **Nashville, TN 37221** | | |

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,

**Shamrock Homes & More, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Dionte Doris and wife, Hadija Doris, as tenants by the entirety**

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:

**LAND in Davidson County, Tennessee, being Lot No. 537 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, a Planned Unit Development, as of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**BEING the same property conveyed to Shamrock Homes & More, LLC, a Tennessee limited liability company, by Warranty Deed dated February 18, 2011, from Brian Duke and wife, Marne Rowland-Duke, aka Marne K. Rowland, of record in Instrument No. 20110223-0014695, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to:**

1) **Real property taxes for the year 2012, which have been prorated and assumed by the Grantees herein, and subsequent years, a lien, not yet due and payable;**

2) **All matters shown on the Plan of record in Instrument No. 200502150016985, Register's Office for Davidson County, Tennessee;**

3) **All matters shown on the Plan of Newsom Land of record in Book 1, Page 25, and in Book 1, Page 121, Chancery Court of Davidson County, Tennessee;**

4) **Easements and rights granted to Tennessee Electric Power Company, of record in Book 751, Page 375, and in Book 787, Page 7, Register's Office for Davidson County, Tennessee;**

5) **Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, and in Book 4226, Page 715, said Register's Office;**

6) **Easements and rights of way granted to Tennessee Valley Authority in Grant Transmission Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee;**

7) **Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318, and 324, said Register's Office;**

8) **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Riverwalk of record in Instrument No. 200111050121083, amended in Instrument No. 200204240050565, in Instrument No. 200404300049313, in Instrument No. 200405060051985, and Supplemental for Parkview at Riverwalk of record in Instrument No. 200503080025001, further amended in Instrument No. 200603200031638, in Instrument No. 200611030136691, and in Instrument No. 200612140154502, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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;**

9) **Declaration of Road & Utility Access Easement of record in Instrument No. 200107060072536, Register's Office for Davidson County, Tennessee;**

10) **Storm Water Detention Agreements of record in Instrument No. 200109190101279, in Instrument No. 200211190143687, in Instrument No. 200403180030734, and in Instrument No. 200408260103240, Register's Office for Davidson County, Tennessee;**

11) **Landscape Agreement of record in Instrument No. 200109190101280, said Register's Office;**

12) **Charter Right of Way for CSX Transportation Railroad;**

13) **Agreement for Dedication of Public Utilities Easement of record in Instrument No. 200211250145984, Register's Office for Davidson County, Tennessee;**

14) **By-Laws of record in Instrument No. 20011105121083, Register's Office for Davidson County, Tennessee;**

15) **Agreement for Public Utilities Easement of record in Instrument No. 200408120097619, said Register's Office;**

16) **Quitclaim Deed, open space, of record in Instrument No. 200204240050564, in Instrument No. 200408270103644, and in Instrument No. 200712200145869, Register's Office for Davidson County, Tennessee;**

17) **Charter for HOA of record in Instrument No. 200204250051371, Register's Office for Davidson County, Tennessee;**

18) **Easements of record in Book 315, Page 396, in Book 4230, Page 987, and in Instrument No. 200405070052414, Register's Office for Davidson County, Tennessee;**

19) **Easement for the flow of the waters of the Harpeth River and the rights of the public therein;**

20) **Rights of upper and lower riparian owners to the flow of the water of Harpeth River free from diminution or pollution;**

21) **Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River;**

22) **Title to that portion of the land lying below the ordinary low water mark of the Harpeth River;**

23) **Title to that portion of the premises, if any, embraced within the bounds of any streets, roads or highways; and,**

24) **Subject to rights of others in and to the common areas and/or elements.**

This is improved property, known as: **1653 Harpeth Run 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 12th day of April, 2012.

**Shamrock Homes & More, LLC, a Tennessee limited liability company**

By: _____

**Rebecca DeVane, Managing Member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Rebecca DeVane,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Managing Member** of **Shamrock Homes & More, LLC,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Rebecca DeVane** as **Managing Member.**

Witness my hand, at office at Nashville, Tennessee, this 12**th** day of **April, 2012.**

_____

**Notary Public**

**My Commission Expires:** 2/24/13

