THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30547-04-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215 Affiant Subscribed and sworn to before me this 26th day of April, 2012. Notary Public My Commission Expires: 7/13/12 KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: David Omar Burgess, Heather Roxane Burgess 1329 Westvale Drive Nashville, TN 37221	**Send Tax Bills To:** Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 126 160 A 68100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Alford Gregory, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Omar Burgess and wife, Heather Roxane Burgess** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1329 Westvale Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now, nor has it ever been the marital principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of April, 2012.

Monica Alford Gregory by Robert M. Diehl, Attorney-In-Fact

Monica Alford Gregory
BY: Robert M. Diehl, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, ROBERT M. DIEHL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said MONICA ALFORD GREGORY and is authorized by the said MONICA ALFORD GREGORY to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of April, 2012.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 3, 2015

Notary Public

BILL GARRETT, Davidson County
Trans:T20120032140 DEEDWARR
Recvd: 05/02/12 12:40 2 pgs
Fees:13.00 Taxes:647.50

20120502-0037637

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 586 on the Plan of Parkview at Riverwalk, Phase 2, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennesseee, to which plan reference is made for a more complete description.

Being the same property conveyed to Monica Alford, a single person, by deed dated August 26, 2009, from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record in Instrument No. 20090831-0081556, Register's Office for Davidson County, Tennessee. Monica Alford having married and now being known as Monica Alford Gregory.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Parkview at Riverwalk, of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
2. Dedication of common area to Riverwalk Homeowners Association, Inc. of record in Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Riverwalk Homeowners Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 1, pages 25 and 121, Register's Office for Davidson County, Tennessee.
6. Easement for public utilities of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
7. Easements and rights of way taken by Tennessee Valley Authority of record in Book 4205, page 194, and Book 4226, page 715, Register's Office for Davidson County, Tennessee.
8. Easement for Tennessee Valley Authority of record in Book 4230, page 987, Register's Office for Davidson County, Tennessee.
9. Easement for Tennessee Electric Power Company of record in Book 751, page 375, and Book 787, page 7, Register's Office for Davidson County, Tennessee.
10. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee.
12. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.