THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203-A** **Nashville, Tennessee 37215** **CRT File No. 12040623** BOX 50-B PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN RETURN TO:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $279,500.00. Affiant Subscribed and sworn to before me, this30th day of May, 2012. Notary Public My Commission Expires: May 6, 2013

WARRANTY DEED

Address New Owner: Jason S. Hiett and Joy F. Hiett 7404 Riverfront Drive Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Franklin Synergy Bank 3301 Aspen Grove Ste 200 Franklin TN 37067	Tax Information: Tax Parcel ID No. 126-16A-502.00CO

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, **Jason K. Pereira and wife, Ann E. Pereira** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason S. Hiett and wife, Joy F. Hiett** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 182, on the Plan of Final Plat of Riverwalk, Phase 3D, of record in Instrument No. 20050714-0081743, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jason K. Pereira and wife, Ann E. Pereira by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 5th day of December, 2005 in Instrument No. 20051205-0145956, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3D, RIVERWALK, as recorded in Instrument No. 20050714-0081743.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Charter on Riverwalk Nashville Homeowners Association recorded at Instrument No. 20020425-0051371.

QuitClaim Deed for Open Space and Common Areas recorded at Instrument No. 20071220-0145869.

This is improved property located at 7404 Riverfront Drive Nashville TN 37221.

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

BILL GARRETT, Davidson County
Trans:T20120041741 DEEDWARR
Recvd: 06/06/12 12:22 2 pgs
Fees:13.00 Taxes:1034.15
20120606-0049450

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2012.

Jason K. Pereira

Ann E. Pereira by Jason K. Pereira, her attorney-in-fact

Ann E. Pereira by Jason K. Pereira, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason K. Pereira, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason K. Pereira, 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 Ann E. Pereira, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of May, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014