03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120050353 DEEDWARR
Recvd: 07/09/12 14:28 2 pgs
Fees:13.00 Taxes:858.40
20120709-0060207

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,000.00.

Affiant

Subscribed and sworn to me on June 26, 2012.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25533SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amy Mitchell 7412 Riverland Drive Nashville, TN 37221	**Quicken Loans** **1050 Woodward Avenue** **Detroit, MI 48226-1906**	126-16-A-608.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian E. Willer and wife, Denise A. Willer, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents does transfer and convey unto **Amy Mitchell, a married woman, Michael Mitchell, her husband, Thomas Avirett, a married man, and Renee Avirett, his wife**, hereinafter called "**GRANTEE,**" her heirs 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. 363 on the Plan of Final Plat, Riverwalk, Phase 4C, of record as Instrument No. 20060328-0035052 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Brian E. Willer and wife, Denise A. Willer, by Deed from Corinthian Custom Homes, Inc., a Tennessee corporation, of record as Instrument No. 20061017-0128930 in the Register's Office for Davidson County, Tennessee.

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

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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.
3. Subject to matters shown on Plat of record as Instrument No. 20060328-0035052 in the Register's Office for Davidson County, Tennessee.
4. Matters shown on Plan of Newsom Lane of record in Plat Book 1, pages 25 and 121, in the Chancery Court for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20011105-01211083 as amended by Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0041985, Instrument No. 20050308-0025001, and Instrument No. 20060320-0031638 in said Register's Office, and By-laws appended thereto.
6. Declaration of Road & Utilities Access Easement of record as Instrument No. 20010706-0072536 in said Register's Office.

7. Agreement for Public Utilities Easement of record as Instrument No. 20040812-0097619 in said Register's Office.
8. Easements and rights granted to Tennessee Electric Power Company by instruments of record in Book 751, page 375, and Book 787, page 7, in said Register's Office.
9. Easements and rights-of-ways taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, and Book 4226, page 715, in said Register's Office.
10. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, in said Register's Office.
11. 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, in said Register's Office.
12. Stormwater Detention Agreement of record as Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687 in said Register's Office.
13. Landscape Agreement of record as Instrument No. 20010919-0101280 in said Register's Office.
14. Agreement for Dedication of Public Utilities Easement of record as Instrument No. 20021125-0145984 in said Register's Office.

This property is also known as improved property located at 7412 Riverland 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 GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on June 26, 2012.

Brian E. Willer

Denise A. Willer

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On June 26, 2012, before me personally appeared Brian E. Willer and Denise A. Willer to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 26, 2012.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE