# WARRANTY DEED

**Please Record and Return To:**
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120055384 DEEDWARR
Recvd: 07/27/12 12:15 3 pgs
Fees:18.00 Taxes:980.50

20120727-0066438

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

TINA J. BUTCHKO-TARECKI
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher Lo | Same | 126160A50900CO |
| (NAME) | (NAME) | |
| 7241 Riverfront Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE*, made and entered into this ____ day of _____, 20__, by and between **WILLIAM PATRICK BAIN, JR. AND AMY H. BAIN, HUSBAND AND WIFE,** party of the first part, and **CHRISTOPHER LO AND VANESSA LO, HUSBAND AND WIFE,** party of the second part,

*WITNESSETH*: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of Riverwalk Phase 3C of record in Instrument No. 200507060077607, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Patrick Bain, Jr. and wife, Amy H. Bain by Deed from The Craig Company, a Tennessee Corporation, dated 05/31/2007 and filed for record on 06/04/2007 in Instrument 200706040066271, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit A for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

William Patrick Bain, Jr.

WILLIAM PATRICK BAIN, JR.

Amy H. Bain

AMY H. BAIN

~~STATE OF~~ Commonwealth of Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM PATRICK BAIN, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires: 2/18/2016

Donna S. Liebert

Notary Public

~~STATE OF~~ Commonwealth of Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AMY H. BAIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires: 2/18/2016

Donna S. Liebert

Notary Public

# EXHIBIT A

All matters as set forth per Instrument 200110240115969, Instrument 200507060077607, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200111050121083, as amended of record in Instrument 200204240050565, as amended of record in Instrument 200404300049313, as amended of record in Instrument 200405060051985, as amended of record in Instrument 200612140154502, said Register's Office.

Railroad Easement of record in Book 513, Page 396, said Register's Office.

Right of Way Easement of record in Book 751, Page 375, said Register's Office.

Easement of record in Book 787, Page 7, said Register's Office.

Declaration of Taking of record in Book 4205, Page 194, said Register's Office.

Judgment of record in Book 4226, Page 715, said Register's Office.

Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, Book 7526, Page 318 AND Book 7526, Page 324, said Register's Office.

Declaration of Road and Utility Access Easement of record in Instrument 200107060072536, said Register's Office.

Storm Water Detention Agreement of record in Instrument 200109190101279 AND Instrument 200408260103240,, said Register's Office.

Landscape Agreement of record in Instrument 200109190101280, said Register's Office.

Charter of record in Instrument 200204250051371, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200712200145869, said Register's Office.