WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073424 DEEDWARR
Recvd: 09/28/12 10:44 2 pgs
Fees:13.00 Taxes:895.40
20120928-0088512

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF ~~ARIZONA~~ Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-20-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert W. Sinks	Same	126-16-0A-066.00-CO
(NAME)	(NAME)	
6656 Valleypark Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Juan M. Iturregui and wife, Norma E. Ramirez**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert W. Sinks and Sherrie D. Sinks**, hereinafter called the GRANTEE (S), their heirs and/or 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. 66 on the Final Plat of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, as of record in Instrument No. 20011026-0117231 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Juan M. Iturregui and wife, Norma E. Ramirez by Warranty Deed dated August 9, 2006 from Ashraf Girgies and wife, Holly M. Girgies as recorded in Instrument No. 20060811-0099110, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Instrument No. 20011024-0115969 and Instrument No. 20011026-0117231; Restrictive Covenants of record in Book Instrument No. 20011105-0121083 as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee. Railroad Easement of record in Book 513, Page 396; Right of Way Easements in favor of Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7; Declaration of Taking as recorded in Book 4205, Page 194; Easement contained in that judgment recorded in Book 4226, Page 715; Grant of Transmission Line Easement of record in Book 4257, Page 647; Agreement for Dedication of Public Utilities Easements in favor of Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324; Declaration of Road and Utility Access Easement Stormwater Detention Agreements of record in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240; Landscape Agreement of record in Instrument No. 20010919-0101280; Quitclaim Deed to the Riverwalk Homeowners Association Inc. as recorded in Instrument No. 20020424-0050564, Charter of the Riverwalk Nashville Homeowner's Association Inc. of record in Instrument No. 20020425-0051371,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6656 Valleypark Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 this 25th day of September, 2012.

Juan M. Iturregui

Norma E. Ramirez

State of ARIZONA
County of Maricopa

Personally appeared before me Juan M. Iturregui and Norma E. Ramirez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2012.

Notary Public

My Commission Expires: 9-16-2016

OFFICIAL SEAL
CATHERINE E WHYNOT
Commission #290623
Notary Public State of Arizona
MARICOPA COUNTY
My comm. expires Sept. 16, 2016

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067