WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2012

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lindsey S. Wilson	Synovus Mortgage Corp.	Parcel ID:
7020 Bridgeport Drive	2204 Lakshore Dr.; Ste 325	126160A26000CO
Nashville, TN 37221	Birmingham, AL 35209	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David W. Dayton and wife, Kelly H. Dayton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lindsey S. Wilson , unmarried
hereinafter called the GRANTEES, their heirs and 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. 358 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1, of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Dayton and wife, Kelly H. Dayton by deed from John Thomas of record in Instrument 20090812-0075943, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 2011105-0121083 and amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502; and 20011105-0121083, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20031014-0151989, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Instr. 20021125-0145984, said Register's Office; (4) Storm Water Detention Agreement of record in Instr. 20010919-0101279; Instr. 20040826-0103240; Instr. 20040318-0030734, said Register's Office; (5) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (6) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (7) Easement to Tennessee Electric Power Company of record in Book 751, Page 375, and Book 787, Page 7, said Register's Office; (8) Right-of-Way Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; and Book 4230, Page 987, said Register's Office; (9) Transmission Line Easement to Tennessee Valley Authority of record in Book 4257, Page 647, said Register's Office; (10) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324, said Register's Office; (11) Subject to the flow of the Harpeth River; (12) Landscape Easement of record in Instr. 20010919-0101280 and Instr. 20061103-0136691, said Register's Office; (13) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7020 Bridgeport 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20120096495 DEEDWARR
Recvd: 12/18/12 08:36 2 pgs
Fees:13.00 Taxes:828.80

20121218-0116286

Witness our hands this 14th day of December, 2012.

David W. Dayton

Kelly H. Dayton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Dayton and Kelly H. Dayton, 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 and official seal at Nashville, Tennessee, this 14th day of December, 2012.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.