BILL GARRETT, Davidson County
Trans:T20130004507 DEEDWARR
Recvd: 01/16/13 13:38 2 pgs
Fees:13.00 Taxes:954.60
20130116-0005291

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON
HER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2013.

Notary Public
MY COMMISSION EXPIRES: 6-23-14

HENRY E. RAGLE, IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. G12-5793D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jessica A. Davidson and Michael Davidson, wife and husband (NAME)	First Community Mortgage, Inc. (NAME)	126-16-A-335CO
7536 Woodstream Drive (STREET ADDRESS)	275 Robert Rose Dr. (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michael P. Healey and Julie Healey, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica A. Davidson and Michael Davidson, wife and husband,** 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. 178 on the plan of RIVERWALK, PHASE 2C, as shown by plat of record in Instrument No. 20040130-0011799, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael P. Healey and Julie Healey, husband and wife from The Jones Company of Tennessee, LLC, by Deed dated May 27, 2005, as Instrument No. 20050601-0061682, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040130-0011799, and PUD Boundary Plat of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
3. Declaration of Road and Utilities Easement as recorded in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
4. Railway Easement as recorded in Book 513, page 396, Register's Office for Davidson County, Tennessee.
5. Easements to Tennessee Electric Power Co. as recorded in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.
6. Right of Way Easements to TVA as recorded in Book 4205, page 194, Book 4226, page 715, and Book 4257, page 647, Register's Office for Davidson County, Tennessee.

7. Easements to Harpeth Valley Utilities as recorded in Book 7526, page 315, Book 7526, page 318, and Book 7526, page 324, Register's Office for Davidson County, Tennessee.

8. Landscape Agreement as recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement as recorded in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143689, Register's Office for Davidson County, Tennessee.

10. Charter right of way to CSX Transportation railroad.

11. Covenants, conditions, restrictions, reservations, bylaws, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, and Instrument No. 20040506-0051985, and in any allied instrument(s) referred to in said restrictions.

12. Charter of Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

13. Common Area conveyed to Homeowner's Association of record in Instrument No. 20020424-0050564 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.

14. Public Utilities easement of record in Instrument No. 20021125-0145984, said Register's Office.

15. All matters on plat of record in Book 1, page 25 and Book 1, page 121, said Register's Office.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7536 Woodstream 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. Whenever 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 my/our hand(s) this 14th day of January, 2013.

Michael P. Healey — January 14, 2013 Date

Julie Healey — January 14, 2013 Date

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 Michael P. Healey and Julie Healey, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of January, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066