GSRVA
130x44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130004632 DEEDWARR
Recvd: 01/16/13 15:53 2 pgs
Fees:13.00 Taxes:943.50
20130116-0005428

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JANUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04988 POSHAS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles M. Poskas	~~Cartus Home Loans~~	126160A48000CO
925 Falling Water Court	1 Mortgage Way	
Nashville, TN 37221	Mount Laurel, NJ 08054	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RUSTY HELEN GROFFMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHARLES M. POSKAS AND WIFE LORI M. POSKAS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 925 Falling Water Court, 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(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 my hand on the 16th day of January, 2013.

Rusty Helen Groffman

Rusty Helen Groffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RUSTY HELEN GROFFMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of January, 2013.

Notary Public _____

My Commission Expires: _____

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

12-04988 POSHAS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 171, RIVERWALK, PHASE 2D, as shown on plat of record in Instrument No. 20041020-0126324, Surveyors Certificate of Correction recorded at Instrument No. 20041109-0135316, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Bertha Moise*, unmarried, and Rusty Helen Groffman, unmarried, as joint tenants with right of survivorship by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 20th day of December, 2005 in Instrument No. 20051220-0152444, in the Register's Office of Davidson County, Tennessee.

*Bertha Moise having since died on October 24, 2012

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NEWSOM LAND, as recorded in Plat Book 1, Page(s) 25 and in Plat Book 1, Page 121, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2D, FINAL PLAT OF RIVERWALK, as recorded in Instrument No. 20041020-0126324, corrected by Surveyors Certificate of Correction recorded at Instrument No. 20041109-0135316 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20011105-0121083, as amended of record in Instrument Nos. 20020424-0050565, 200404300049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Charter of Homeowners' Association recorded at Instrument No. 20020425-0051371.

g. Charter Right of Way for CSX Transportation Railroad.

h. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

i. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County and Judgment of record in Book 4226, Page 715, Register's Office for said County.

j. 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, Register's Office for said County.

k. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 318 and 324, Register's Office for said County.

l. Quitclaim Deed conveying open space and common areas to Homeowners' Association recorded at Instrument No. 20071220-0145869, Register's Office for said County.

m. Declaration of Road & Utilities access easement recorded at Instrument No. 20010706-0072536, Register's Office for said County.

n. Stormwater Detention Agreement recorded at Instrument No. 20010919-0101279, Register's Office for said County.

o. Landscape Agreement recorded at Instrument No. 20010919-0101280, Register's Office for said County.

p. Storm Water Detention Agreement recorded at Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.

q. Agreement for Dedication of Public Utilities Easement recorded at Instrument No. 20021125-0145984, Register' Office for Davidson County, Tennessee.