WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130014247 DEEDWARR
Recvd: 02/20/13 13:59 2 pgs
Fees:13.00 Taxes:1990.60
20130220-0017031

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$538,000.00.**

Brenda Shelby
Affiant

Subscribed and sworn to before me this 19th day of February 2013

Julie A. Adams
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeffrey A. Riggs	**Same as New Owner**	118020J00100CO
2607 Vaulx Lane		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **DREAMINC., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey A. Riggs**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Private Element Unit A on the Plan of West Kirkwood Estates Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-201 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Kirkwood Estates, a Townhouse Planned Unit Development of record in Instrument Number 20120510-0040486, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Kirkwood Estates, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20120510-0040486, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to DREAMINC., a Tennessee corporation, from Bradley D. Williams, unmarried and Brian A. Courtney, unmarried, joint tenants with right to survivorship , by deed on March 30, 2012, of record in Instrument Number 20120409-0029495, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 in the estimated amount of $2,356.55.00 and subsequent years, plus any penalties and interest which may.
- Subject to all matters in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20120510-0040486, Register's Office Davidson County, Tennessee.-

This is improved property known as: **2607 Vaulx Lane, Nashville, TN 37204**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 13, 2013.

DREAMINC., a Tennessee corporation

By Joseph Kovalick II, President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of February, 2013, before me, appeared **Joseph Kovalick II** , to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of DREAMINC., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Joseph Kovalick, II,** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/19/14

