WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20130042757 DEEDWARR
Recvd: 05/22/13 11:55 2 pgs
Fees:13.00 Taxes:998.63

20130522-0051693

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICIA J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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:
Scott Thomas	F & M Bank	Parcel ID:
7217 Riverfront Drive	10 Cadillac Drive; Ste 100	126160A51500CO
Nashville, TN 37221	Brentwood, TN 37027	

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

Julius Lorinc, Jr. and wife, Amanda N. Lorinc

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Scott Thomas and Deidra Jeannine Thomas, husband and wife

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. 290, on the Plan of Riverwalk, Phase 3C, of record in Instrument 20050706-0077607, corrected in Instrument 20070330-0038464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julius Lorinc, Jr. and wife, Amanda N. Lorinc by deed from Corinthian Custom Homes, Inc. of record in Instrument 20070521-0059927, said Register's Office, dated May 8, 2007.

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

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050706-0077607, corrected in Instrument 20070330-0038464, said Register's Office; (3) Easements to TVA of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4257, Page 647, Register's Office for said County; (4) Easement to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7256, Page 324; and Instrument 20021125-0145984, Register's Office for said County; (5) Landscape Easement of record in Instrument 20010919-0101280 and 20061103-0136691, Register's Office for said County; (6) Road and Utility Access Easement of record in Instrument 20010706-0072536, Register's Office for said County; (7) Storm Water Detention Agreement of record in Instrument 20021119-0143687; 20010919-0101279; 20040826-0103240; and 20040318-0030734, Register's Office for said County; (8) PUD Boundary of record in Instrument 20111024-0115969, Register's Office for said County; (9) Easement and Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, Register's Office for said County; (10) Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.

The signature of Amanda N. Lorinc is signed by her duly appointed Attorney-in-Fact, Julius Lorinc, Jr., pursuant to the Power of Attorney of record in Instrument 20130522-0051692, 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 7217 Riverfront 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.

Witness our hands this 17th day of May, 2013.

Julius Lorinc, Jr.

Amanda N. Lorinc
By: Julius Lorinc, Jr., as Attorney-in-Fact

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 Julius Lorinc, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

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

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, Julius Lorinc, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Amanda N. Lorinc as her Attorney in Fact as the free act and deed of the within named Amanda N. Lorinc.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

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