WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130043331 DEEDWARR
Recvd: 05/23/13 13:52 2 pgs
Fees:13.00 Taxes:914.28
20130523-0052356

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,103.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 02/26/17
(AFFIX SEAL)

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Morgan E. Searcy	Wells Fargo Bank, N.A.	Parcel ID:
7151 Riverfront Dr.	1525 W.W.T. Harris Blvd.	126160A37700CO
Nashville, TN 37221	Charlotte, NC 28262	

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

Chad Sopata and wife, Carrie Sopata

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Morgan E. Searcy , a married person and Paul H. Searcy, a married person
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. 455 on the Plan of Riverwalk, Phase 3A, of record in Instrument 20041020-0126317, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Chad Sopata and Carrie Sopata by deed from Nathan A. White and Larua K. White, of record in Instrument 20070625-0075656, dated June 22, 2007, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985; 20061103-0136691; and 20061214-0154562, Register's Office for said County.

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 Instrumen t20041020-0126317; and (3) Road and Utility Easement of record in Instrument 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 7151 Riverfront Dr., 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.

Chad Sopata

Carrie Sopata

STATE OF VIRGINIA
COUNTY OF Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Sopata and Carrie Sopata, 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 18 day of May, 2013.

My Commission Expires: 08-31-2016 Jessica Marie Argaud
Notary Public

Jessica Marie Argaud
Notary Public
Registration #7915472
Commonwealth of Virginia
My commission expires:
8/31/2016