RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20130043861 DEEDWARR Recvd: 05/24/13 14:34 3 pgs Fees:18.00 Taxes:845.45 20130524-0053051

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011067

MAP - PARCEL NO: 126-16-A-615.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Same as new owner	Sandra S. Gebhart Andrew C. Gebhart 7440 Riverland Drive Nashville, TN 37221	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOSHUA L. HILL and wife, SARAH A. HILL**, have bargained and sold and by these presents do transfer and convey unto **ANDREW C. GEBHART and wife, SANDRA S. GEBHART**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 370 on the Final Plat of Riverwalk, Phase 4C, as shown by plat appearing of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua L. Hill and wife, Sarah A. Hill by deed from American Security Bank & Trust Company, dated March 12, 2009, recorded March 16, 2009, in Instrument No. 20090316-0023221, Register's Office for Davidson County, Tennessee.

This is improved property known as 7440 Riverland Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2013 Davidson County property taxes are a lien but are not yet due and payable.

2. All matters as shown on the Plan of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083; 20020424005056S; 20050308-0025001; 20040430-0049313; 20060320-0031638; 20061103-0136691; 2001214-0154502 and 20040506-0051985, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 20020425-0051371, Register's Office for Williamson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 200109190101279; 200211190143687 and 200403180030734, Register's Office for Davidson County, Tennessee.

6. Landscape Agreement of record in Instrument No. 200109190101280, Register's Office for Davidson County, Tennessee.

7. Conveyance of Open Space of record in Instrument No. 20040827-0103644; 20020424-0050564 and 20071220-0145869, Register's Office for Davidson County, Tennessee.

8. Ingress/egress easement as noted in Instrument No. 20040507-0052414, Register's Office for Davidson County, Tennessee.

9. Easement in Instrument No. 20010706-0072536; 20021125-0145984; 20040826-0103240; 20021119-0143687 and 20040812-0097619, Register's Office for Davidson County, Tennessee.

10. All matters shown on boundary survey of Riverwalk Subdivision property by American Surveying Company titled Adelaide Robb and J.M. Davis Property dated April, 2001.

11. All matters on the Plan of Newsom Land in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.

12. Easements to Harpeth Valley Utilities District of record in Book 7526, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee.

13. Easements to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.

14. Easements to TVA in Book 4257, page 647 and Book 4230, page 987, Register's Office for Davidson County, Tennessee.

15. TVA Declaration of Taking in Book 4205, page 194 and Book 4226, page 715, Register's Office for Davidson County, Tennessee.

16. Charter right-of-way for CSX Transportation Railroad.

17. Easement for the flow of water of Harpeth River and rights of public therein.

18. Rights of upper and lower riparian owners to the flow of Harpeth River free from diminution and pollution.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 22 day of May, 2013.

JOSHUA L. HILL

SARAH A. HILL

By: Attorney-in-Fact
JOSHUA L. HILL, Attorney-in-Fact, of record in Instrument No. _____, RODC, TN.

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 **JOSHUA L. HILL**, the bargainor, 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 seal, at office, on this 22 day of May, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22 day of May, 2013, before me personally appeared **JOSHUA L. HILL,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **SARAH A. HILL,** and who acknowledged that he executed the same as the free act and deed of **SARAH A. HILL.**

WITNESS my hand and seal, at office, on this 22 day of May, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$228,500.00.**

Affiant

SWORN TO and subscribed before me on this 22nd day of May, 2013.

My Commission Expires:
1-11-17

Notary Public

PHYLLIS KEEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY