THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13040166

BILL GARRETT, Davidson County
Trans:T20130047707 DEEDWARR
Recvd: 06/07/13 11:15 2 pgs
Fees:13.00 Taxes:1491.10
20130607-0058097

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $403,000.00.

B. Allcorn
Affiant

Subscribed and sworn to before me, this5th day of June, 2013.

Deborah K. Devine
Notary Public
My Commission Expires: 10-18-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Taylor and Littera Taylor 7413 Riverfront Drive Nashville TN 37221	~~New Owner~~ Franklin Synergy Bank 3301 Aspen Grove Dr #200 Franklin, TN 37067	Tax Parcel ID No. 126160A49200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Isabele L. Herring, as Trustee for The Isabele L. Herring Revocable Trust, Dated July 15, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Taylor and wife, Littera Taylor** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 192, RIVERWALK, PHASE 3D, as shown on plat of record in Instrument No. 20050714-0081743, 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 by Quitclaim Deed from Virgil J. Herring and wife, Isabele L. Herring to Isabele L. Herring, as Trustee for The Isabele L. Herring Revocable Trust, Dated July 15, 2008 as recorded on the 12th day of September, 2008 in Instrument No. 20080912-0093751 and Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company to Virgil J. Herring and wife, Isabele L. Herring as recorded on the 11th day of August, 2006 in Instrument No. 20060811-0099105, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 3D, as recorded in Instrument No. 20050714-0081743.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Charter of Riverwalk Nashville Homeowners Association recorded at Instrument No. 20020425-0051371.

Quitclaim Deed for Open Space and Common Areas recorded at Instrument No. 20071220-0145869.

This is improved property located at 7413 Riverfront Drive Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2013.

Isabele L. Herring, as Trustee for The Isabele L. Herring Revocable Trust, Dated July 15, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Isabele L. Herring, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Isabele L. Herring Revocable Trust, Dated July 15, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Return To:
Realty Title
2064 Cool Springs Blvd #106
Franklin, TN 37067