WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Ellen Fellman	SUMMIT FUNDING	126-16-157 CO
(NAME)	(NAME)	
7122 Riverfront Drive	2601 FAIR OAKS BLVD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SACRAMENTO CA 95864	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130052180 DEEDWARR
Recvd: 06/20/13 11:02 2 pgs
Fees:13.00 Taxes:825.10
20130620-0063263

FOR AND 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, Ryan White and wife, Marcia White, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Ellen Fellman, an unmarried woman, 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:

Being Lot No. 434 on the Final Plat of Riverwalk, Phase 3B, as shown by plat appearing of record in Instrument Number 20060106-0002328, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan White and wife, Marcia White, by deed of record in Instrument Number 20060731-0092021 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Riverwalk of record in Instrument Number 20060106-0002328, Register's Office for Davidson County, Tennessee. Plan of Newsom Land of record at Plat Book 1, page 25, and in Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, Register's Office for said County. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, Register's Office for said County, and Book 4226, page 715, Register's Office for said County. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office for said County. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315, 318 and 324, Register's Office for said County. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, Register's Office for said County. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County. Stormwater Detention Agreement of record in Instrument No. 20010919-010279 and Instrument No. 20021119-0143687, Register's Office for said County. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County. Charter Right of Way for CSX Transportation Railroad. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee. Deed to Riverwalk Nashville HOA of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee. Charter of Riverwalk Nashville HOA of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7122 Riverfront Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 June, 2013.

Ryan White

Marcia White

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 Ryan White and Marcia White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires: 7-29-13

Notary Public

TAMIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013