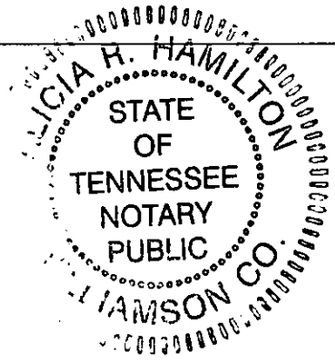
(3)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2013.

Notary Public

My commission expires: 4-23-13

BILL GARRETT, Davidson County
Trans:T20130055511 DEEDWARR
Recvd: 07/01/13 10:13 2 pgs
Fees:13.00 Taxes:843.60
20130701-0067376

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jordan Andrew Kook	**New Owner**	**Map\Parcel: 126-16-0-A-156.00CO**
6801 Bridgewater Dr. aka 6709 Boundary Run	**6709 Boundary Run**	
Nashville, TN 37221	**Nashville, TN 37221**	

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 ACKNOWLEDGE, WE,

Rachel Bowe Aholt, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Andrew Kook

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. 156 on the plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel D. Bowe, unmarried by Warranty Deed from the Craig Company, of record in Instrument No. 20031203-0174126, Dated November 26, 2003, Register's Office for Davidson County, Tennessee. Rachel D. Bowe has since married and is now known as Rachel Bowe Aholt.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No.20011026-0117231, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20011105-0121083 and amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument No. 20021125-0145984, and Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20040826-0103240, Instrument No. 20021119-0143687, and Instrument No. 20040318-0030734, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020425-0051371, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020424-0050564, Instrument No. 20071220-0145869, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Play of record in Instrument No. 20011024-0115969, Register's Office for DAVIDSON County, Tennessee.
Easement & Rights to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for DAVIDSON County, Tennessee.
Easements to TVA of record in Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647 and Book 4230, Page 987, Register's Office for DAVIDSON County, Tennessee.
Subject flow of Harpeth River.
Landscape Easement of record in Instrument No. 20010919-0101280 and Instrument No. 20061103-0136691, Register's Office for DAVIDSON County, Tennessee.
Road and Utility Access Easement of record in Instrument No. 20010706-0072536, Register's Office for DAVIDSON County, Tennessee.
Riparian Rights for Harpeth River.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6801 Bridgewater Dr. aka 6709 Boundary Run, Nashville, TN 37211.

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 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 my/our hand(s) this 25th day of June, 2013.

Rachel Bowe Aholt
By: Russell J. McCann, Attorney-in-Fact

*Joseph R. Aholt, spouse of Rachel Bowe Aholt, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Joseph R. Aholt
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Rachel Bowe Aholt and husband, Joseph R. Aholt for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Rachel Bowe Aholt and husband, Joseph R. Aholt, and is authorized by Rachel Bowe Aholt and husband, Joseph R. Aholt to execute this instrument on ~~his/her~~ their behalf.

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

File #: **130417JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027