WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/13 15:54 2 pgs
Fees:13.00 Taxes:919.82
20130731-0079964

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF July, 20 13

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ELISE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Barkley and Kearra B. Barkley	OWNER	126 16 0A 616.00
(NAME) 7444 Riverland Drive	(NAME)	
(ADDRESS) Nashville, TN37221	(ADDRESS)	MST 2013-0715
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Crystal Fisher (f/k/a Crystal Wilson) and Matt Fisher, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher W. Barkley and Kearra B. Barkley, husband and wife, 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:

The land referred to in this Policy is situated in the State of Tennessee, County of Davidson and is described as follows:

Land in Davidson County, Tennessee, being Lot 371, RIVERWALK, PHASE 4C, as shown on plat of record in Instrument No. 20060328-0035052, 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 to Crystal Wilson by deed from The Craig Company of record in Document Number 20070604-0066113, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 tax a lien but not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 4C, RIVERWALK, as recorded in Instrument No. 20060328-0035052 and Boundary Plat recorded at Instrument No. 20011024-0115969 , Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083 amended at Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, Terms and provisions of by-Laws of Riverwalk Homeowner's Association, Inc. recorded in Instrument No. 20011105-0121083. Easement for Road and Utilities Access, recorded in Instrument No. 20010706-0072536. Easement for Public Utilities, recorded in Instrument Nos. 20021125-0145984 and 20040812-0097619. Easement to Harpeth Valley Utilities District, recorded in Book 7526, Pages 315, 318 and 324. Easement for Transmission Line, recorded in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647. Easements to Tennessee Electric Power Company recorded in Book 751, Page 375 and Book 787, Page 7. Storm Water Detention Agreements recorded at Instrument Nos. 20010919-0101279, 20021119-0143687 and 20040826-0103240. Landscape Agreement recorded at Instrument No. 20010919-0101280. Charter Right of Way for CSX Transportation Railroad. Plan of Newsom Land recorded in Plat Book 1, Pages 25 and 121 (Chancery Court).

This property, known as 7444 Riverland 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 my/our hand(s) this 29th DAY OF July, 2013.

Crystal Fisher (f/k/a Crystal Wilson)

Crystal Fisher (f/k/a Crystal Wilson)

Matt Fisher

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Crystal Fisher (f/k/a Crystal Wilson) and Matt Fisher, with whom I am personally acquainted (or provided 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 the 29th day of July, 2013.

Notary Public

My Commission Expires: 7/5/16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Charles E. Morton IV, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 30 March 2015
Notary' Seal (if on paper)

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH