RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130072541 DEEDWARR
Recvd: 08/22/13 10:08 2 pgs
Fees:13.00 Taxes:832.13

20130822-0088503

WARRANTY DEED

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2013

Notary Public:

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony Jason Seiber	Navy Federal Credit Union	Parcel ID:
105 McKnight Lane	5505 Heritage Oaks Drive	126160A14200CO
Nashville, TN 37221	Pensacola, FL 32526	

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 acknowledged, we

John W. Cumberland and wife, Christina Cumberland f/k/a Christina Golden

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anthony Jason Seiber, married

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. 142 on the Final Plan of Riverwalk Subdivision, Phase 1-A, Section 1 and Phase 1-B, Section 1 as shown on the Plat Plan of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Cumberland and Christina Golden by deed from The Craig Company, of record in Instrument 20050720-0084089, said Register's Office. The said Christina Golden is now known as Christina Cumberland.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; and 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984; Book 7526, page 315; Book 7526, page 318; and Book 7526, Page 324, Register's Office for said County; (4) Subject to Flow of the Harpeth River; (5) Landscape Easement of record in Instrument 20010919-0101280 and 20061103-0136691, Register's Office for said County; (6) Road and Utility Access Easement of record in Instrument 20010706-0072536, Register's Office for said County; (7) Easements to TVA of record in Book 4205, Page 194; Book 4226, page 715; Book 4230, Page 987; and Book 4257, Page 647, Register's Office for said County; (8) Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and book 787, Page 7, Register's Office for said County; (9) Easements and Rights to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office forsaid County; (10) PUD Boundary of record in Instrument 20011024-0115969, Register's Office for said County; (11) Storm Water Detention Agreement of record in Instrument 20021119-0143687; 20010919-0101279; and 20040826-0103240 and 20040318-0030734, Register's Office for said County.

The signature of Christina Cumberland f/k/a Christina Golden is signed by her duly appointed Attorney-in-Fact, John W. Cumberland, pursuant to the Power of Attorney of record in Instrument 20130822-0088502, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 105 McKnight Lane, Nashville, TN 37221

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 15th day of August, 2013.

John W. Cumberland

Christina Cumberland
By: John W. Cumberland, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Cumberland 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 official seal at Nashville, Tennessee, this 15th day of August, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John W. Cumberland, 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 on behalf of Christina Cumberland f/k/a Christina Golden as her Attorney in Fact as the free act and deed of the within named Christina Cumberland.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.