BILL GARRETT, Davidson County
Trans:T20130074723 DEEDQC
Recvd: 08/29/13 08:59 4 pgs
Fees:22.00 Taxes:0.00
20130829-0091114

Instrument Prepared by:
Keith E. McKissock, Attorney
105 Westwood Place, Suite 220
Brentwood, TN 37027

ADDRESS NEW OWNER:
Lisa Massaro
1545 Bending River Drive
Nashville, TN 37221

SEND TAX BILL TO:
Taylor, Beam & Whitaker
1417 North Magnolia Ave
Ocala, FL 34475

Map - parcel
126-16-0A-646.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LISA MASSARO,** (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto:

LISA MASSARO, unmarried, and SUSAN PICATAGGIO, married, as Joint Tenants with Right of Survivorship (herein "Grantees"), their heirs and assigns, all her right, title and interest in a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit: a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 517 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as shown by the Plat of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed from Rochford Realty and Construction Co., Inc., a Tennessee corporation to Lisa Massaro, unmarried, by Warranty Deed dated December 12, 2008, of record in Instrument No. 20081216-0120404, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:
1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color,

religion. sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters appearing on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee; and
4. Matters shown on boundary survey of the subject property (and the entire Riverwalk subdivision property) by American Surveying Company titled Adelaide Robb and J.M. Davis Property dated April 2001; and
5. TVA easement over the easterly portion of the property; and
6. Easement for the flow of the waters of the Harpeth River and rights of the public therein; and
7. Rights of upper and lower riparian owners to the flow of the Harpeth River free from diminution or pollution and the consequence of any past or future change in the location of the Harpeth River; and
S. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River; and
9. Portion of the subject property lying below the ordinary low water mark of the Harpeth River; and
10. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court for Davidson County, Tennessee; and
11. Easements set forth in prior deed of record and in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County; and
12. 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; and
13. 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; and
14. Restrictive Covenants and By-Laws of record in Instrument No. 20011105-0121083, 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, said Register's Office; and
15. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office; and
16. Stormwater Detention Agreements of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240, said Register's Office; and
17. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County; and
18. Charter Right of Way for CSX Transportation Railroad; and
19. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, said Register's Office; and

20. Quitclaim Deed from Riverwalk Development Parmers, Inc., a Tennessee corporation to Riverwalk Nashville Homeowners Association, Inc., a Tennessee corporation dated 12-17-2007 of record in Instrument No. 20071220-0145869, said Register's Office; and
21. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office; and
22. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194 and Book 4226, Page 715, said Register's Office; and
23. Charter of Homeowners Association in Instrument No. 20020425-0051371, said Register's Office; and
24. Tennessee Valley Authority Easement of record in Book 4230, Page 987, said Register's Office; and
25. Greenbelt Applications of record in Book 9996, Pages 579, 580 and 581, said Register's Office; and
26. Ingress/Egress Easement as noted in Deed of Trust of record in Instrument No. 20040507-005241 4, said Register's Office; and
27. Any adverse claim based upon the assertion that some portion of said land is title or submerged land, or has been created by artificial means or has accreted to such portion so created; and
28. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1545 Bending River Drive, Nashville, TN 37221.

This transfer is from sister to herself and her sister and is an exempt transfer.

IN WITNESS WHEREOF, we have hereunto set our signatures this 28th day of August, 2013.

WITNESS

LISA MASSARO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 28th day of August, 2013, before me, a Notary Public, personally appeared LISA MASSARO to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: March 26, 2017

TABITHA A. RASNAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me this
28th day of August, 2013.

Notary Public

My commission expires: March 26, 2017

TABITHA A. RASNAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON