Bk 36
BILL GARRETT, Davidson County
Trans:T20130084322 DEEDWARR
Recvd: 09/30/13 13:45 2 pgs
Fees:13.00 Taxes:1015.65
20130930-0102395

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $274,500.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2013.

Notary Public

My commission expires: 5-20-14
(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Craig S. Dore	SAME	Map 126-16-0-A Parcel 577-00CO
7553 Watervale Drive		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cory Batten, a single man

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

Craig S. Dore and wife, Amy B. Dore

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. 244 on the Final Plat of Riverwalk, Phase 4B, a Planned Unit Development, of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Cory Batten, a single man, by Deed from Michael E. Cole and wife, Stephanie D. Cole, of record in Instrument No. 20111122-0091344, dated November 18, 2011, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown in Instrument No. 20060907-0110507, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. Note: TVA Easement located across the rear of said lot.

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk, of record in Instrument No. 20011105-0121083, 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 in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

3) Charter of Riverwalk Nashville Homeowners' Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

4) Conveyance of Open Space and Common Area to Riverwalk Homeowners' Association, Inc., of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.

5) Subject to Plan of Newsom Land of record in Plat Book 1, Page 25 and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

6) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee.

7) Easements and rights granted to Tennessee Electric Power Company as set forth of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for Davidson County, Tennessee.

8) 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 Davidson County, Tennessee and Judgment of record in Book 4226, Page 715, Register's Office for Davidson County, Tennessee.

9) 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 Davidson County, Tennessee.

10) Easements granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District, of record in Book 7526, Page 315, Book 7526, Page 318 and in Book 7526, Page 324, Register's Office for Davidson County, Tennessee.

11) Subject to the flow of the Harpeth River.

12) Title to that portion of the property lying between the high and low water marks of the bank of the Harpeth River and rights of upper and lower riparian owners in and to said river are excepted herefrom.

13) Easement for the flow of the waters of the Harpeth River and the rights of the public therein.

14) Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

15) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River.

16) Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way.

17) Title to that portion of the premises embraced within the bounds of roads or highways.

18) Lack of direct access to Interstate 40, a limited access highway.

19) Subject to all matters on the PUD Boundary Plat, Riverwalk Community, of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.

20) Storm Water Detention Agreement of record under Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

21) Declaration of Road and Utility Access Easements of record under Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

22) Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.; and,

23) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **7553 Watervale Drive, 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 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 **27th** day of **September, 2013.**

Cory Batten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cory Batten,** the within named sellers, 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 Nashville, Tennessee, this **27th** day of **September, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY