BILL GARRETT, Davidson County
Trans:T20130093439 DEEDWARR
Recvd: 10/31/13 15:37 2 pgs
Fees:13.00 Taxes:862.10

20131031-0113276

ELIZABETH MARGUERITE FORTIER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2015 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $233,000.00 Affiant Subscribed and sworn to before me, this 1st day of November, 2013. Notary Public My commission expires:_____

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:
Michelle R. Trachtman	**New Owner**	**Map\Parcel: 126-16-0-A-140.00CO**
6857 Bridgewater 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Gene C. Conner and wife, April J. Conner

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle R. Trachtman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 140, 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 plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gene C. Conner and wife, April J. Conner by Warranty Deed from Tracy Baker and Phillip Baker, wife and husband, of record in Instrument No. 20070718-0085516, dated July 13, 2007, Register's Office for Davidson County, Tennessee.

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.
By-Laws of record in Instrument No. 20011105-0121083, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument No. 20021125-0145984, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021119-0143687, Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, 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 to Homeowners Association of record in Instrument No. 20020424-0050564, Register's Office for DAVIDSON County, Tennessee.

PUD Boundary for Riverwalk Community 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.
Right of Way to TVA of record in Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, Book 4230, Page 987 and Book 4257, Page 647, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's Office for DAVIDSON County, Tennessee.
Subject flow of Harpeth River and Riparian Rights thereof.
Landscape Easement of record in Instrument No. 20010919-0101280, 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.
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.
And this conveyance is subject to all other 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 6857 Bridgewater 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 except as 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 1st day of November, 2013.

Gene C. Conner

April J. Conner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gene C. Conner and wife, April J. Conner , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2013.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires

COMMISSION EXPIRES JUNE 25, 2017

File #: **130730JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027