# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093657 DEEDWARR
Recvd: 11/01/13 12:27 2 pgs
Fees:13.00 Taxes:740.00

20131101-0113612

STATE OF TENNESSEEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Box 44

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brent Reece and Mae Frances George | Avenue Bank | 126-16-A-648.00 |
| (NAME) | (NAME) | |
| 1553 Bending River Drive | 3823 Cleghorn Av | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville TN 37215 | |
| (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, Matthew A. Kuyper and Margaret E. Kuyper, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with right of survivorship, 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. 519 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as shown on the plat of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew A. Kuyper and Margaret E. Kuyper, husband and wife, by deed of record in Instrument Number 20080314-0025817, Register's Office for Davidson County, Tennessee.

Subject All matters as shown on Plan of Parkview at Riverwalk of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee.

1. 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
2. All matters appearing on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument No. 20061101-0135728, Registers Office for Davidson County, Tennessee; and
3. 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
4. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Said County; and
5. 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, Registers Office for said County; and
6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 3 1 8 and 324, Register's Office for said County; and
7. Restrictive Covenants of record in Instrument No. 2001 1 105-0121033, Instrurnent No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-005 1985, Instrument No. 20050308-0025001. Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee; and
8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County; and
9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, and Instrument No. 20040318-0030734, Registers Office for said County; and
10. Landscape Agreement of record in Instrument No. 20010919-0101280, Registers Office for said County; and
11. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee; and
12. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee; and
13. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Registers Office for Davidson County, Tennessee; and
14. Easement and Rights-of-Way taken by Tennessee Vallety Authority as set forth in Declaration of Taking of record in Book 4205,Page 194 and Book 4266,Page 715,said Register's office.
15. Charter of Homeowners Association in Instrument No. 20020425-0051371, said Registers Office; and
16. Ingress/ Egress Easement as noted in Deed of Trust of record in Instrument No. 20040507-0052414, said Registers Office

unimproved ☐

This is improved ☒ property, known as 1553 Bending River 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 our hands this 31st day of October, 2013.

Matthew A. Kuyper

Margaret E. Kuyper

STATE OF TENNESSEEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew A. Kuyper and Margaret E. Kuyper, 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 Franklin, Tennessee this 31st day of October, 2013.

Commission expires: 7.30.17

Notary Public

TAMARA J. RYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY