

BILL GARRETT, Davidson County
Trans:T20130095840 DEEDWARR
Recvd: 11/08/13 15:51 3 pgs
Fees:18.00 Taxes:858.40



20131108-0116293

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE .WHICEVER IS GREATER, FOR THIS TRANSFER IS: $ 232,000.00

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME OF THIS THE 30th day of October, 2013

NOTARY PUBLIC

My commission expires: 2/28/2016

This instrument prepared by: Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Paul Grebel 10409 Bending River Drive Nashville, TN 37221	Paul Grebel 10409 Bending River Drive Nashville, TN 37221	126-16-0A-408.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KELLY OAKLEY AND HUSBAND, BRENT OAKLEY

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PAUL GREBEL

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to wit:

A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING LOT NUMBER 541 ON THE PLAT OF FINAL PLAT PARKVIEW AT RIVERWALK, PHASE 1 OF RECORD IN INSTRUMENT NO. 20050215-0016985, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
SUBJECT TO EASEMENTS AND RESTRICTIVE COVENANTS, IF ANY, OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY TOGETHER WITH ANY MODIFICATIONS AND AMENDMENTS THERETO.
THIS CONVEYANCE OF THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1. 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; AND
2. ANY AND ALL MATTERS INCLUDING BUT NOT LIMITED TO NOTES, EASEMENTS, BUILDING SET BACKS, RESTRICTIONS AND CERTIFICATIONS AS CONTAINED IN THE PLAT OF SAID SUBDIVISION OF RECORD IN PLAT INSTRUMENT NO. 200502150016985, REGISTER'S OFFICE FOR SAID COUNTY; AND
3. 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 SAID COUNTY, AND
4. EASEMENTS AND RIGHTS GRANTED TO TENNESSEE ELECTRIC POWER COMPANY AS SET FORTH IN INSTRUMENT 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 TAKEN BY TENNESSEE VALLEY AUTHORITY AS SET FORTH IN DECLARATION TO TAKING OF RECORD IN BOOK 4205, PAGE 194, REGISTER'S OFFICE FOR SAID COUNTY, AND JUDGMENT OF RECORD IN BOOK 4226, PAGE 715, REGISTER'S OFFICE FOR SAID COUNTY; AND
6. 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
7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVERWALK OF RECORD IN INSTRUMENT NO. 20011101-0121083, AS AMENDED IN INSTRUMENT NO. 20020424-0050585, INSTRUMENT NO. 20040430-0049313 AND INSTRUMENT NO. 20040506-0051985; AMENDED IN INSTRUMENT NO. 20060320-0031638; REGISTER'S OFFICE FOR SAID COUNTY; AND
8. CHARTER OF RIVERWALK NASHVILLE HOMEOWNER'S ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20020425-0051371, REGISTER'S OFFICE FOR SAID COUNTY; AND
9. QUITCLAIM DEED CONVEYING THE OPEN SPACE AND COMMON AREAS TO RIVERWALK HOMEOWNER'S ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20020424-0050564, AND INSTRUMENT NO. 20040827-0103644; REGISTER'S OFFICE FOR SAID COUNTY; AND
10. AGREEMENT FOR DECLARATION OF PUBLIC UTILITIES TO HARPETH VALLEY UTILITY DISTRICT OF RECORD IN BOOK 7526, PAGE 315; BOOK 7526, PAGE 318; BOOK 7526, PAGE 324; AND INSTRUMENT NO. 20021125-0145984 AND INSTRUMENT NO. 20040812-0097619, REGISTER'S OFFICE FOR SAID COUNTY; AND
11. STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101279; AND INSTRUMENT NO. 20021119-0143687 AND INSTRUMENT NO. 20040318-0030734 AND INSTRUMENT NO. 20040826-0103240, REGISTER'S OFFICE FOR SAID COUNTY; AND
12. LANDSCAPE AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101280 AND INSTRUMENT NO. 200611030136691 AND INSTRUMENT NO. 200612140154502; REGISTER'S OFFICE FOR SAID COUNTY; AND
13. TITLE TO THAT PORTION OF THE LAND LYING BELOW THE ORDINARY LOW MARK OF THE HARPETH RIVER; AND
14. EASEMENT FOR THE FLOW OF WATERS OF THE HARPETH RIVER AND THE RIGHTS OF THE PUBLIC THEREIN; AND
15. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATERS OF THE HARPETH RIVER, FREE FROM DEVOLUTION OR POLLUTION; AND
16. CHANGES IN THE BOUNDARY OF THE SUBJECT PROPERTY RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF THE HARPETH RIVER; AND
17. TVA PERMIT AND COVENANTS EASEMENT OF RECORD IN INSTRUMENT NO. 20070917-0111227; AND REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO KELLY OAKLEY AND HUSBAND, BRENT OAKLEY BY WARRANTY DEED FROM CORINTHIAN CUSTOM HOMES, INC. AS RECORDED 10/02/2007 AS DOCUMENT 20071002-0117425.

THIS IMPROVED PROPERTY IS COMMONLY KNOWN AS:
10409 BENDING RIVER DR., 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30th day of October, 2013.

Kelly Oakley

Brent Oakley

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, The within named bargainer(s), **Kelly Oakley and Brent Oakley**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 30th day of October, 2013.

Notary Public

My commission expires: 8/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NTA
2311 E. Beltline S.E.
Suite 103
Grand Rapids, MI 49546