BILL GARRETT, Davidson County
Trans:T20130106281 DEEDWARRSP
Recvd: 12/23/13 08:33 3 pgs
Fees:18.00 Taxes:296.00
20131223-0128943

G#25639-2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of December, 2013.

My Commission Expires: May 5, 2015

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Austin Mark Writesman	"New Owner"
(Name)	(Name)
P. O. Box 1032	
(Street Address)	(Street Address)
Goodlettsville, TN 37072	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **First Tennessee Bank, National Association**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Austin Mark Writesman**, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 21, 27, 28, 29, 44, and 45 on the First Revision Final Plat of Cluster Lot Subdivision River Landing, Section 1, Phase 1 (f/k/a Windstar Estates, Section 1, Phase 1), a Planned Unit Development, as of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to First Tennessee Bank National Association by Trustee's Deed dated October 28, 2013, from Sam J. McAllester, III, Substitute Trustee, of record in Instrument No. 20131028-0111966, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: **735, 736, 732, 728, 720, & 716 River Landing Way, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and/or assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached **Exhibit "A"**; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but none other, without any other covenants or warranties, express or implied.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 20th day of December, 2013.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

BY: Robert L. Goodall

Robert L. Goodall, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Goodall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President of First Tennessee Bank, National Association, the within-named bargainor, a banking corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 20th day of December, 2013.

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

KG:first tn river landing.sd

Exhibit "A"

Permitted Exceptions

1) County Property Taxes for the year 2013, which have been prorated and paid by the Grantor herein, and subsequent years not yet due and payable.

Lot No.	Amount	Map & Parcel Number	Address
21	$412,03	043040A02100CO	735 River Landing Way
27	$412,03	043040A02700CO	736 River Landing Way
28	$412,03	043040A02800CO	732 River Landing Way
29	$412,03	043040A02900CO	728 River Landing Way
44	$412,03	043040A04400CO	720 River Landing Way
45	$412,03	043040A04500CO	716 River Landing Way

2) The Plan of record in Instrument No. 20060918-0115492, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) Flowage Easement of record in Book 2240, Page 375, Register's Office for Davidson County, Tennessee.

4) Grant of Utility Easement of record in Book 4859, Page 951, Register's Office for Davidson County, Tennessee.

5) Boundary Line Agreement of record in Book 7732, Page 213, said Register's Office.

6) Easements to the Old Hickory Utility District of record in Book 8274, Page 619, and in Book 8274, Page 624, Register's Office for Davidson County, Tennessee.

7) Sanitary Sewer and/or Storm Drainage Easement of record in Book 9411, Page 730, in Book 9411, Page 743, and in Book 9872, Page 651, Register's Office for Davidson County, Tennessee.

8) Storm Water Detention Agreement of record in Instrument No. 20030710-0096041, Register's Office for Davidson County, Tennessee.

9) Restrictive Covenants of record in Instrument No. 20060502-0050264 and in Instrument No. 20060620-0073693, Register's Office for Davidson County, Tennessee.

10) Subdivision Restrictions, Reservations, Homeowners Association and Easements for River Landing Subdivision of record in Instrument No. 20060815-0100349, Register's Office for Davidson County, Tennessee.