WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015693 DEEDWARR
Recvd: 03/07/14 10:49 2 pgs
Fees:13.00 Taxes:690.05
20140307-0019320

AMY C. SCHLEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$186,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2014.

Notary Public

My commission expires: 9-11-17
(AFFIX SEAL)

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
Ryan McMullen **Denise McMullen**	New Owner	**Map 126-16-0-A, Parcel 671.CO**
1316 Westvale 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,

Tracy McPherson, unmarried

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

Ryan McMullen and Denise McMullen

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. 579 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, a Planned Unit Development, as of record in Instrument No. 20061101-0135728, 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 Tracy McPherson by Deed from Patricia Yenicek, unmarried, dated June 4, 2012, of record in Instrument No. 20120605-0048669, Register's Office for Davidson County,

This instrument is being executed on behalf of Tracy McPherson, pursuant to a Power of Attorney executed by same on the 29th day of October, 2013, of record in Instrument No. 20140307-0019319 -, Register's Office for Davidson County, Tennessee.

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

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

2) The Plan of record in Instrument No. 20061101-0135728, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, in Instrument No. 20040430-0049313, in Instrument No. 20040506-0051985, and Supplemental for Parkview at Riverwalk of record in Instrument No. 20050308-0025001, and further amended in Instrument No. 20060320-0031638, in Instrument No. 20061103-0136691, and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

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

5) Conveyance of Common Area to Riverwalk Nashville Homeowner's Association, Inc., of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.

6) Storm Water Detention Agreement of record under Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee.

7) Subject to all matters shown on the Plan of Newsom Land of record in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

8) Easements and rights granted to Tennessee Electric Power Company as set forth in instrument of record in Book 751, Page 393, Register's Office for Davidson County, Tennessee.

9) Subject to the flow of the Harpeth River.

10) Charter Right-of-Way for CSX Transportation Railroad.

11) Grant of Transmission Line Easement of record in Book 4230, Page 987, Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as **1316 Westvale 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 **28th** day of **February, 2014.**

Tracy McPherson

Tracy McPherson

By: Kathy Hand, Attorney-in-Fact

Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Tracy McPherson**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kathy Hand for the purpose therein contained, by signing the name of Tracy McPherson by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2014.**

Katherine Goodson

Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.