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BILL GARRETT, Davidson County
Trans:T20140021878 DEEDWARR
Recvd: 04/01/14 15:02 2 pgs
Fees:13.00 Taxes:836.20
20140401-0027009

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2441644

WARRANTY DEED

THIS INDENTURE is made this the 28th day of March, 2014, by **Kathryn A. Lagus and Todd P. Lagus, wife and husband**, First Parties, for the purpose of conveying the premises described herein to Hunter Patterson and Tara Patterson, husband and wife, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being all of Lot. No. 596, on the Final Plat of Parkview at Riverwalk Phase 2, of record in Instrument No. 20061101-0135728, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Norfolk Homes of Nashville Inc., a Michigan Corporation by Deed from Riverwalk Development Partners Inc., a Tennessee Corporation, dated March 3, 2010 and filed for record on March 5, 2010 in Instrument No. 20100305-0017155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn A. Lagus and Todd P. Lagus, wife and husband by Warranty Deed from Norfolk Homes of Nashville, Inc., a Michigan Corporation, dated July 16, 2010 of record in Instrument No. 20100721-0056973, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation the Plan of record in Instrument No. 20061101-0135728, which shows an Owner's Certificate, certain notes, easements and setback lines; Easement to Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, and in Book 4230, Page 987; Easement to Tennessee Electric Power Board of record in Book 751, Page 375 and in Book 787, Page 7; Easement to Harpeth Valley Utility District of record in Instrument No. 20021125-0145984; Grant of Transmission Line Easement of record in Book 4257, Page 647; Agreement for Dedication to Public Utility Easement of record in Book 7526, Page 315, Book 7526, Page 318, and in Book 7526, Page 324; Declaration of Road & Utility Access Easements of record in Instrument No. 20010706-0072536; Grant of Overhead Line Easement to Metro Nashville Davidson County of record in Instrument No. 20021105-0135616; Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and in Instrument No. 20040318-0030734; Landscape Agreement of record in Instrument No. 20010919-0101280; Quitclaim Deed to Riverwalk Nashville Homeowner's Association for common area of record in Instrument No. 20071220-0145869; Notice of Completion filed on July 21 , 2010 of record in Instrument No. 20100721-0056972; Charter of Riverwalk Nashville Homeowner's Association of record in Instrument No. 20020425-0051371; and Declaration of Covenants, Conditions and Restrictions and By-laws of record in Instrument No. 20011105-0121083, as 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 in Instrument No. 20061214-0154502, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[Signatures on following page]

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kathryn A. Lagus

Kathryn A. Lagus

Todd P. Lagus

Todd P. Lagus

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kathryn A. Lagus**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5 day of February, 2014.

NOTARY PUBLIC

MARCIA N. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
March 08, 2016

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Todd P. Lagus**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5 day of February, 2014

NOTARY PUBLIC

MARCIA N. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
March 08, 2016

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 226,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
4/1/17

New owner and
PROPERTY ADDRESS:
1504 Bending River Drive
NASHVILLE, TN 37221

PARCEL ID: MAP 126-16-0A PARCEL 686.00

~~**PROPERTY OWNER**~~**/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:**

Peoples Home Equity, Inc.

5205 Maryland Way, Suite 100

Brentwood, TN 37027

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.