WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140037704 DEEDWARR
Recvd: 05/30/14 09:26 2 pgs
Fees: 13.00 Taxes: 1035.63

20140530-0046467

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2014

Tracey Perry
Notary Public:

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elliott C. Lopes	Franklin Synergy Bank	Parcel ID:
7325 Riverfront Drive	722 Columbia Ave.	126160A59600
Nashville, TN 37221	Franklin, TN 37064	

FOR AND IN 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

Justin T. Buchanan and wife, Heather S. Buchanan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Elliott C. Lopes and wife, Chi R. Lopes

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. 272 on the Final Plan of Riverwalk, Phase 4-B, as shown by plat of record in Instrument 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin T. Buchanan and wife, Heather S. Buchanan by deed from Woodridge Properties, LLC, of record in Instrument 20100505-0034065, said Register's Office dated April 30, 2010.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502; and 20011105-0121083, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060907-0110507, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20021119-0143687; 20010919-0101279; and 20040826-0103240, Register's Office for said County; (5) PUD Boundary for Riverwalk Community of record in Instrument 20011024-0115969, Register's Office for said County; (6) Easements and Rights to Chattanooga & St. Louis Railway of record in Book 513, Page 396, Register's Office for said County; (7) Easement to Tennessee Electric Power Co. of reocrd in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County; (8) Easements to Tennessee Valley Authority of record in Book 4205, Page 715; Book 4230, Page 987; and Book 4257, Page 647, Register's Office for said County; (9) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315 and Book 7526, Page 324, Register's Office for said County; (10) Subject to Flow of Harpeth River and Riparian Rights thereof; (11) Landscape Easement of record in Instrument 20010919-0101280, Register's Office for said County; (12) Road & Utility Access Easement of record in Instrument 20010706-0072536, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7325 Riverfront 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, 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 27th day of May, 2014.

Justin T. Buchanan

Heather S. Buchanan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin T. Buchanan and Heather S. Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.