(1)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140039315 DEEDWARR
Recvd: 06/04/14 14:14 3 pgs
Fees:18.00 Taxes:1128.50
20140604-0048527

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***305,000.00.

Angela Pace
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 30th day of May, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER

Ryan S. Doster
7317 Riverfront Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO

Same

MAP & PARCEL NOS.

MAP 126-16-0 A
PARCEL 594.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($***305,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Adam C. Pace and wife, Angela L. Pace (correctly known as "Angelia" L. Pace), (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Ryan S. Doster and Kristen M. Doster, husband and wife, (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:

BEING Lot No. 274 on the Plan of Final Plat Riverwalk Phase 4B, of record as Instrument No. 20060907-0110507, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Adam C. Pace and wife, Angela L. Pace, by Warranty Deed dated April 25, 2008, from Celebration Homes, LLC, of record as Instrument No. 20080501-0044308 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7317 Riverfront Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Final Plat of Riverwalk, Phase 4B, of record as Instrument No. 20060907-0110507 in the Register's Office for Davidson County, Tennessee.

3. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, amended in Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

5. By-Laws attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

6. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050564, Instrument No. 20040827-0103644, and Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.

8. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Davidson County, Tennessee.

9. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for Davidson County, Tennessee.

10. 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 Davidson County, Tennessee.

11. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315; 318 and 324, Register's Office for Davidson County, Tennessee.

12. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

13. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619 and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

15. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

16. Easement for Nashville, Chattanooga and St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.

17. Charter Right of Way for CSX Transportation Railroad.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever 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 GRANTORS have executed this instrument on this the 30th day of May, 2014.

Adam C. Pace

Angela L. Pace
(correctly known as Angelia L. Pace)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam C. Pace and Angela L. Pace, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2014.

Notary Public

My Commission Expires: 8.21.17