BILL GARRETT, Davidson County
Trans:T20140039671 DEEDWARR
Recvd: 06/05/14 11:43 2 pgs
Fees:13.00 Taxes:858.40
20140605-0048972

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14040611

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $232,000.00.

Affiant

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

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

Notary Public
My Commission Expires: 12-18-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Barrett Thompson 400 Treyburn Court Nashville TN 37221	New Owner	Tax Parcel ID No. 126160A20600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric N. Britt and Emily Britt, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Barrett Thompson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

unmarried

Land in Davidson County, Tennessee, being Lot 101, FINAL PLAT, RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2, as shown on plat of record in Instrument No. 20021022-0129510, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric N. Britt and wife, Emily Britt by Warranty Deed from Brandy Leigh Patterson Tucker, married, recorded on the 15th day of November, 2012 in Instrument No. 20121115-0105147, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Plan of Newsom Land recorded in Book 1, Page 25 and Book 1, Page 121 Chancery Court.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Riverwalk and the By-Laws appended thereto recorded in Instrument No. 20011105-0121083, as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Declaration of Road and Utilities Access Easement as set forth in instrument recorded in Instrument No. 20010706-0072536.

Conveyance of common area to Homeowner's Association of record as Instrument No. 20020424-0050564.

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

Storm Water Detention Agreement of record as Instrument No. 20010919-0101279, Register's Office for Davidson County Tennessee.

Easements for Public Utilities of record in Book 7526, Pages 315, 318 and 324, Register's Office for Davidson County Tennessee.

Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 936, Register's Office for said County.

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

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 of said County, and Judgement of record in Book 4226, Page 715, Register's Office for said County.

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 said County.

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

This is improved property located at 6720 Boundary Run, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2014.

Eric N. Britt

Emily Britt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric N. Britt and Emily Britt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014