BILL CARRETT, Davidson County
Trans:T20140049021 DEEDWARR
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Fees:13.00 Taxes:1002.70
20140709-0060513

WARRANTY DEED

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 $ 271,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 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:
Bradley W. Wilson	Farmington Mortgage, a division of CapStar Bank	Parcel ID:
6273 Rivervalley Dr.	2002 Richard Jones Rd, Ste 300A	126160A52600CO
Nashville, TN 37221	Nashville, TN 37215	

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

Wayne Akers and wife, Clare Akers

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

Bradley W. Wilson and wife, Lindsay R. Wilson

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. 299 on the Plan of Riverwalk, Phase 3C, of record in Instrument 20050706-0077607, and corrected in Instrument 20070330-0038464, (erroneously shown as Instrument 20060104-0001187 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Akers and Clare Akers, husband and wife, by deed from Corinthian Custom Homes, Inc., a Tennessee corporation, of record in Instrument 20060906-0110054, said Register's Office, dated August 31, 2006.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083; Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; and 20061214-0154502; 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 20050706-0077607, and corrected in Instrument 20070330-0038464, 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; 20040826-0103240; and 20040318-0030734; 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 and St. Louis Railway of record in Book 513, Page 396, Register's Office for said County; (7) Easement to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County; (8) Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, 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 318 and Book 7526, Page 324, Register's Office for said County; (10) Subject to flow of Harpeth River & 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 6273 Rivervalley Dr., 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 June, 2014.

Wayne Akers

Clare Akers

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 Wayne Akers and Clare Akers, 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 June, 2014.

My Commission Expires: 8/23/16

Notary Public

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