BILL GARRETT, Davidson County
Trans:T20140054119 DEEDWARR
Recvd: 07/28/14 08:57 2 pgs
Fees:13.00 Taxes:1350.50
20140728-0066528

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071372**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $365,000.00 Affiant Subscribed and sworn to before me, this 25th day of July, 2014. Notary Public My Commission Expires: 10/18/16

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: David R. Rosenberg 7429 Riverfront Dr Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Farmington Mortgage 2002 Richard Jones Rd. Nashville, TN 37215	Tax Information: Tax Parcel ID No. 126160A49600CO

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, **Slowhorse Development, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David R. Rosenberg and Allison M. Rosenberg, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 188, RIVERWALK, PHASE 3D, as shown on plat of record in Instrument No. 20050714-0081743, 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 Slowhorse Development, LLC by Quitclaim Deed from Daniel G. Cuadrado and wife, Colette T. Cuadrado recorded on 19th of May, 2014 in Instrument No. 20140519-004288, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Daniel G. Cuadrado and wife, Colette T. Cuadrado by Warranty Deed from R. Keith Belote, Jr. and wife, Cindy M. Belote, recorded on the 25th day of June, 2008 in Instrument No. 20080625-0065366, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 3D, as recorded in Instrument Nos. 20050714-0081743 and 20011024-0115969.

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

Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.

Charter of Riverwalk Nashville Homeowners Association, Inc. recorded at Instrument No. 20020425-0051371.

Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536. Conveyance of open space in favor of Riverwalk Nashville Homeowners Association, Inc., a Tennessee corporation recorded at Instrument No. 20071220-0145869.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010919-0101279, 20021119-0143687 and 20040826-0103240.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280. Matters as contained in Warranty Deeds recorded at Instrument Nos. 20051013-0123381 and 20010425-0040967.

This is improved property located at 7429 Riverfront Dr 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 25th day of July, 2014.

Slowhorse Development, LLC:

By: _____
Josh Anderson, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josh Anderson, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Agent of Slowhorse Development, LLC., a Washington limited liability company, the within named bargainor, a Washington limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 25th day of July, 2014.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014