AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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

CRT File No. 14071296

BILL GARRETT, Davidson County
Trans:T20140059060 DEEDWARR
Recvd: 08/12/14 12:17 2 pgs
Fees:13.00 Taxes:1198.80
20140812-0072699

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $324,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2014.

Notary Public
My Commission Expires: 7-6-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Lovell and Jennifer Lovell 6256 Rivervalley Drive Nashville, TN 37221	New Owner	Tax Parcel ID No. 126-16-0-A-534.00 CO

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, **Heather Archer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Lovell and Jennifer Lovell, 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 326, RIVERWALK, PHASE 3C, as shown on plat of record in Instrument No. 20050706-0077607, 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 Heather Archer, unmarried by Special Warranty Deed from American Security Bank & Trust Company, recorded on the 1st day of February, 2011 in Instrument No. 20110201-0008863, 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 3C, as recorded in Instrument Nos. 20050706-0077607, 20070330-0038464 (Certificate of Correction) and 20011024-0115969 (Boundary Plat).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083; 20020424-0050565, 20040430-0049313, 20040506-0051985, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Charter of Homeowners Association recorded at Instrument No. 20020425-0051371.

Easement for Public Utilities, recorded in Instrument Nos. 20060328-0355052, 20021125-0145984, 20040812-0097619, Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.

Easement for Tennessee Valley Authority Right of Way's, recorded in Book 4205, Page 194 and Book 4226, Page 715.

Easement for Transmission Lines, recorded in Book 4257, Page 647.

Easement for Electrical Lines, recorded in Book 751, Page 375 and Book 787, Page 07.

Conveyance for Open Space & Common Areas recorded at Instrument No. 20071220-0145869.

Stormwater Detention Agreement recorded at Instrument Nos. 20010919-0101279, 20021119-0143687 and 20040826-0103240.

Landscape Agreement recorded at Instrument No. 20010919-0101280.

Declaration of Road & Utilities Access Easement recorded at Instrument No. 20010706-0072536.

This is improved property located at 6256 Rivervalley Drive 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 6th day of August, 2014.

Heather Archer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Archer, 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 6th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014