WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085202 DEEDWARR
Recvd: 11/12/14 10:55 2 pgs
Fees:13.00 Taxes:869.50
20141112-0104068

G-RR-14-7408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James R. Wohlgemuth and Mary J. Wohlgemuth	New Owner	
(NAME)	(NAME)	**126-16-0A-607.00**
7408 Riverland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BARBARA E. DAVIS AND DOUGLAS DAVIS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES R. WOHLGEMUTH AND MARY J. WOHLGEMUTH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 362 on the Plan of Riverwalk, Phase 4C of record in Instrument Number 20060328-0035052, 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 Barbara E. Davis, married by deed from Barbara Eileen Williams, married of record in Instrument No. 20131202-0122207 Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on December 2, 2013. Being the same property conveyed to Barbara Eileen Williams, unmarried by deed from Robert W. Dow and wife, Melissa Dow of record in Instrument No. 20110418-0029705 Register's Office for Davidson County, Tennessee, dated April 12, 2011 and recorded on April 18, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- All matters shown on Plat recorded in Book 1, Page 25; Book 1, Page 121 (Chancery Court) and Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; 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.
- By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
- Charter of Riverwalk Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Riverwalk Homeowner's Association of record in Instrument No. 20020424005056 4 and Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
- Easement (s) to Tennessee Electric Power Co., as set forth in instrument recorded in Book 751, Page 375, and Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easement (s) to TVA, as set forth in instrument recorded in Book 4205, Page 194; Book 4226, Page 715 and Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utilities District, as set forth in instrument recorded in Book 7526, Page 315; Book 7526, Page 318 and Book 7526, Page 324, Register's Office for Davidson County, Tennessee.
- Declaration of Road and Utility Access Easement as of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement as of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for Davidson County,Tennessee.

- Landscape Agreement as of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement as contained in Instrument No. 20021125-0145984 and 20060328-035052, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7408 Riverland Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF NOVEMBER, 2014.

Barbara E. Davis

Barbara E. Davis

Douglas W. Davis by Barbara E. Davis, Attorney in Fact

Douglas Davis by Barbara E. Davis,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA E. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara E. Davis , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOUGLAS DAVIS, and who acknowledged she executed the same as the free act and deed of the said DOUGLAS DAVIS.

Witness my hand and official seal, this the 10th of November, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212