WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008253 DEEDWARR
Recvd: 02/03/15 08:38 2 pgs
Fees:13.00 Taxes:1110.00
20150203-0009797

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

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:
Lisa M. Boghozian	Sirva Mortgage, Inc.	Parcel ID:
7720 Riverview Bend Drive	6200 Oak Tree Blvd., Ste 300	126160A55800CO
Nashville, TN 37221	Independence, OH 44131	

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

Ashley Medlin f/k/a Ashley Hefton and husband, Jason Medlin

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

Lisa M. Boghozian and husband, Rafie K. Boghozian

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. 250, on the Final Plan of Riverwalk, Phase 3C, as shown by the plat appearing of record in Instrument No. 20050706-0077607, and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, and Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ashley Hefton, a single woman, by Quitclaim Deed from Ashley Hefton, a married woman, of record in Instrument 20090915-0085897, said Register's Office, dated September 9, 2009. See also deed of record in Instrument 20090702-0062119, said Register's Office. The said Ashley Hefton is now known as Ashley Medlin.

This conveyance is subject to Restrictions and By-Laws of record in Instruments 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20050706-0077607, and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, and Instrument No. 20070330-0038464 said Register's Office; (3) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office; (4) Landscape Easement of record in Instr. 20010919-0101280, said Register's Office; (5) Easements to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; and Instr. 20021125-0145984, said Register's Office; (6) Charter for Homeowner's Association of record in Instr. 20020425-0051371, said Register's Office; (7) Quitclaim Deed to Homeowner's Association of record in Instr. 20020424-0050564 and Instr. 20071120-0145869, said Register's Office; (8) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (9) Storm Water Detention Agreement of record in Instr. 20021119-0143687; Instr. 20010919-0101279; Instr. 20040826-0103240; Instr. 20040318-0030734, said Register's Office; (10) Easement to Tennessee Electric Power Company of record in Book 751, Page 375, and Book 787, Page 7, said Register's Office; (11) Right-of-Way Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4537, Page 647, said Register's Office; (12) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (13) Subject to the flow of the Harpeth River, and Riparian Rights for Harpeth River; (14) Easement to U.S. Sprint Communications Co. of record in Instrument 20140114-0003778, said Register's Office.

Ashley Hefton and Ashley Medlin being one and the same person.

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 7720 Riverview Bend Drive, 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 my hand this 30th day of January, 2015.

Ashley Medlin

Jason Medlin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Medlin f/k/a Ashley Hefton and husband, Jason Medlin, 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 Nashville, Tennessee, this 30th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

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