THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32182-01-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $217,000.00. Affiant Subscribed and sworn to before me this 11th day of February, 2015. Notary Public My Commission Expires: May 16, 2015

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11776

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/15 14:00 4 pgs
Fees:23.00 Taxes:802.90
20150212-0013149

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Heather Joppich and Jason Lines 1437 Bending River Dr. Nashville, TN 37221	Bank of America, NA 900 W Trade Street Charlotte, NC 28255-0001	Map and Parcel No.: 126 16 0 A 415 00CO

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, **Connie F. Humphreys**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather M. Joppich, unmarried, and Jason R. Lines, unmarried, as joint tenants with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1437 Bending River Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 11th day of February, 2015.

Connie F. Humphreys

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Connie F. Humphreys**, 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, at office, this 11th day of February, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 548 on the Plan of Parkview at Riverwalk, Phase 1, as of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Connie F. Humphreys, a single woman, by deed dated April 15, 2009 from American Security Bank & Trust Company of record in Instrument No. 20090428-0038143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, which have been prorated between the parties and assumed by Grantees. Map and Parcel No. 126 16 0 A 415 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040506-0051985, made applicable in Instrument No. 20050308-0025001, amended in Instrument No. 20061103-0136691 and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common areas to Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1, pages 25 & 121, Register's Office for Davidson County, Tennessee.
6. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 4205, page 194, and in Book 4226, page 715, Register's Office for Davidson County, Tennessee.
8. Easement for transmission of electric current of record in Book 751, page 375 and in Book 787, page 7, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010919-0101279, Instrument No. 20040318-0030734 and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
11. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
12. Easement to the United States of America of record in Book 4230, page 987, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

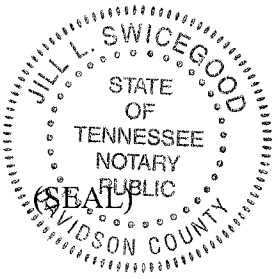
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018