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. 32319-04-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 4th day of May, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shelley Lynn Murphy and Ryan J. Murphy 7127 Riverfront Drive Nashville, TN 37221	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map and Parcel No.: 126 16 0 A 472 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, **Randall G. Howington, Jr. and Erin E. Howington, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shelley Lynn Murphy and Ryan J. Murphy, wife and husband** ("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 7127 Riverfront 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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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.

BILL GARRETT, Davidson County
Trans:T20150034794 DEEDWARR
Recvd: 05/06/15 09:10 3 pgs
Fees:18.00 Taxes:758.50
20150506-0041190

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 4th day of May, 2015.

Erin E. Howington

Randall G. Howington, Jr.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Erin E. Howington and Randall G. Howington, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2015.



My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 467 on the Plan of Riverwalk, Phase 3B, as of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more completle description.

Being the same property conveyed to Randall G. Howington, Jr and Erin E. Walker by deed dated November 5, 2010 from Magaly Martinez-Ferrer and Jose L. Ramirez-Irizarry, husband and wife, of record in Instrument No. 20101119-0092586, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 25, 2014, in Instrument No. 20150128-0008238, Register's Office for Davidson County, Tennessee, Randall G. Howington, Jr. and Erin E. Walker, now known as Erin E. Howington, conveyed their interest in subject property to Randall G. Howington, Jr. and Erin E. Howington, husband and wife, as tenants by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 126 16 0 A 472 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 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.
3. Dedication of common area to Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee
6. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court at Nashville.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Instrument No. 20021125-0145984, and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
10. 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.
11. Easement of record in Book 513, page 396, Book 751, page 375 and in Book 787, page 7, Register's Office for Davidson County, Tennessee.
12. Landscape Easement of record in Instrument no. 20010919-0101280, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
14. Title to that portion of the premises embraced within the bounds of the charter right-of-way of the CSX Transportation Railroad.