WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041373 DEEDWARR
Recvd: 05/28/15 12:50 2 pgs
Fees:13.00 Taxes:1109.63
20150528-0049174

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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:
Brent A. Reed	Avenue Bank	Parcel ID:
7232 Riverfront Drive	3823 Cleghorn Ave.	126160A53900
Nashville, TN 37221	Nashville, TN 37215	

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

Christopher W. Stirling and wife, Kristen Y. Stirling

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

Brent A. Reed and Tabitha N. Reed, husband and wife

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. 331 on the Final Plat of Riverwalk, Phase 3-C, as shown by plat appearing of record in Instrument 20050706-0077607 and amended by Surveyor's Certificate of Correction appearing of record in Instrument 20070330-0038464, (erroneously shown as 20060104-0001187 on prior deed) Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher W. Stirling and wife, Kristen Y. Stirling by deed from The Craig Company, of record in Instrument 20070521-0060160, dated May 11, 2007, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 2011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 200612147-0154502; and 20011105-0121083, 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 20050706-0077607 and amended by Surveyor's Certificate of Correction appearing of record in Instrument 20070330-0038464, said Register's Office (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20021119-0143687; 20010919-0101279; 20040826-0103240; and 20040318-0030734, Register's Office for said County; (5) PUD Boundary for Riverwalk Community of record in Instrument 20011024-0115969, Register's Office for said County; (6) Easement and Rights to Chattanooga & St. Louis Railway of record in Book 513, Page 396, Register's Office for said County; (7) Easement to TN Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County; (8) Easements to TN Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987 and Book 4257, Page 647, Register's Office for said County; (9) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315 and 318 and Book 7526, Page 324, Register's Office for said County; (10) Landscape Easement of record in Instrument 20010919-0101280 and 20061103-0136691, Register's Office for said County; (11) Road and Utility Access Easement of record in Instrument 20010706-0072536, Register's Office for said County.

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 7232 Riverfront 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 our hands this 21st day of May, 2015.

Christopher W. Stirling

Kristen Y. Stirling

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 Christopher W. Stirling and Kristen Y. Stirling, 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 21st day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

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