WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041738 DEEDWARR
Recvd: 05/29/15 10:38 2 pgs
Fees:13.00 Taxes:980.50
20150529-0049619

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(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:
Christian Alexander Montgomery	NEW OWNER	Parcel ID:
7129 Riverfront Dr.		126160A47300CO
Nashville, TN 37221		

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

David L. Christenson and wife, Laura Christenson

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

Christian Alexander Montgomery and Kathleen Weber Montgomery, 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. 466 on the Final Plat of Riverwalk, Phase 3-B, as shown by plat appearing of record in Instrument 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David L. Christenson by deed from The Craig Company, Inc., of record in Instrument 20070122-0008325, dated January 17, 2007, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502 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 20060106-0002328, said Register's Office; (3) 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; (4) Storm Water Detention Agreement of record in Instr. 20021119-0143687; Instr. 20010919-0101279; Instr. 20040826-0103240; Instr. 20040318-0030734, said Register's Office; (5) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (6) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (7) Easement to Tennessee Electric Power Company of record in Book 751, Page 375, and Book 787, Page 7, said Register's Office; (8) 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 4257, Page 647, said Register's Office; (9) Landscape Easement of record in Instr. 20010919-0101280 and Instr. 20061103-0136691, said Register's Office; (10) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office.

The said Laura Christenson joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 7129 Riverfront Dr., 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 28th day of May, 2015.

David L. Christenson

Laura Christenson

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 David L. Christenson and wife, Laura Christenson, 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 28th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

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