WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042255 DEEDWARR
Recvd: 06/01/15 10:33 2 pgs
Fees:13.00 Taxes:847.30
20150601-0050267

P-BR-15-1405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Premo and Sandra Premo	**Farmers Bank & Trust**	
(NAME) **1405 Bending River Drive**	(NAME) **14231 Metcalf Ave., Ste. 200**	**126-16-0A-407.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Overland Park, KS 66223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DARLASUE K. ROACH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRADLEY PREMO AND WIFE, SANDRA PREMO,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 540 on the Plan of Final Plat Parkview of Riverwalk Phase 1, a Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darlasue K. Roach a single woman by Warranty deed from Kelly Beres and Chris Beres of record in Instrument No. 20140304-0018083 Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 04, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20050215-0016985;
- Covenants, Conditions and Restrictions of record in Instrument No. 20011101-0121083, as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638; 20061103-0136691, 20061214-0154502;
- Easement and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396;
- Easements and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7;
- Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of record in Book 4205, Page 194 and Judgment of record in Book 4226, Page 715;
- Easement and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission line Easement of record in Book 4257, Page 647;
- Charter of Riverwalk Nashville Homeowner's Association, Inc. of record in Instrument No. 20020425-0051371;
- Quitclaim Deed Conveying the Open Space and Common Areas to Riverwalk Homeowner's Association, Inc. of record in Instrument Nos. 20020424-0050564, 20040827-0103644 and 20071220-0145869;
- Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526,Page 318; Book 7526, Page 324 and Instrument Nos. 20021125-0145984 and 20040812-0097619;
- Declaration of Road and Utilities Access Easement of record in Instrument No. 20010706-0072536;
- Storm Water Detention Agreement of record in Instrument Nos. 20010919-0101279, 20021119-0143687, 20040318-0030734 and 20040826-0103240;
- Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1405 Bending River Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF MAY, 2015.

Darlasue K. Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLASUE K. ROACH, the within named bargainor, 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, this the 27th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212