BILL GARRETT, Davidson County
Trans:T20150043639 DEEDWARR
Recvd: 06/03/15 15:20 2 pgs
Fees:13.00 Taxes:921.30
20150603-0051979

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$249,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|29th 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
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph J. Diorio 6809 Bridgewater Dr Nashville, TN 37221	MB Financial Bank 2350 Green Rd #100 Ann Arbor MI 48105	Map 126 16 0A Parcel 154.00

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,

Eric Sox, a married man and George Brandt, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph J. Diorio and Susan Diorio, 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. 154 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Sox and George Brandt by deed from Priority Trustee Services of TN, LLC, dated February 17, 2015, of record in Instrument No 20150227-0017028, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book Instrument No. 20011026-0117231, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Declaration of Covenants, Conditions and Restrictions, and recorded Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Charter for Homeowner's Association, and recorded Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in PUD Boundary Plat, Riverwalk Community, and recorded Instrument No 20011024-0115969, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Easement and right-of-way to Tennessee Valley Authority as set forth in Declatation of Taking, and recorded Book 4205, Page 194, and Book 4226 page 715, Register's Office for Davidson County, Tennessee.
7) Property is subject to all matters affecting said premises as contained in Easement of right-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement, and recorded Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
8) Property is subject to all matters affecting said premises as contained in Easement granted in Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District, and recorded Book 7526, Page 315, Book 7526, page 315, Book 7526, page 318 and in Book 7526, page 324, Register's Office for Davidson County, Tennessee.
9) Property is subject to all matters affecting said premises as contained in Charter for Homeowner's Association, and recorded Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
10) Property is subject to all matters affecting said premises as contained in Landscape Agreement in Instrument No. 20010919-0101280, and Quitclaim deed to Homeowner's Association for Open Space Common Area, and recorded Instrument No 20020424-0050564, Register's Office for Davidson County, Tennessee.
11) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 6809 Bridgewater Dr Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 29th day of May, 2015.

Eric Sox

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox and George Brandt, with whom I am personally acquainted, (or who 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, at office, this 29th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027