WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047894 DEEDWARR
Recvd: 06/16/15 15:06 2 pgs
Fees:13.00 Taxes:952.75
20150616-0057366

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,500.00.

Affiant

Subscribed and sworn to me on June 8th, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28563SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tyler McKinnon and Brooke McKinnon 6277 Rivervalley Dr. Nashville, TN 37221	New Owner	126-16-A-525.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Isaak and Andrea Isaak, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Tyler McKinnon and Brooke McKinnon, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Number 298 on the Plan of Final Plat Riverwalk, Phase 3C of record in Instrument No. 20050706-0077607, Surveyor's Certificate of record in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrea Isaak and Robert Isaak, Wife and Husband by Warranty Deed from Corinthian Custom Homes, Inc., recorded on the 20th day of June, 2007 in Instrument No. 20070620-0073898, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Easement and rights granted to Nashville, Chattanooga and St. Louis Railway set forth in Book 513, Page 396.
3. Easement and rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.
4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.
5. Easements 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, Register's Office for said County.
6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 318 and 324, Register's Office for said County.

7. Declaration of Road and Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.
8. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument Nos. 20021119-0143687 and 20040806-0103240, Register's Office for said County.
9. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.
10. Charter Right of Way for CSX Transportation Railroad.
11. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
12. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6277 Rivervalley 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 8 day of June, 2015.

Robert Isaak
Robert Isaak, by Terri Rutherford, attorney-in-fact
By: Terri Rutherford, Attorney In Fact

Andrea Isaak
Andrea Isaak, by Terri Rutherford, attorney-in-fact
By: Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert Isaak and Andrea Isaak, as their Attorney in Fact, as the free act and deed of the within named Robert Isaak and Andrea Isaak.

Witness my hand and official seal this 8th day of June 2015.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017