WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051819 DEEDWARR
Recvd: 06/29/15 10:29 2 pgs
Fees:13.00 Taxes:946.83

20150629-0062104

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-8-17

BRENDA FRANKS NOTARY PUBLIC OF TENNESSEE COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 8, 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1268B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP/PARCEL NO.
Ralph Bailey	Same	126-16-0A-458.00-CO
7120 Riverfront Dr		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VALERIE DEATON STOREY, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO .

RALPH BAILEY

HEREINAFTER CALLED THE GRANTEE(S), 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. 433 on the Plan of Final Plat of Riverwalk, Phase 3-B of record in Plat at Instrument No. 20060106-0002328, 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 Shawn Cushen, married and Valerie Storey, his wife by Special Warranty deed from Federal Home Loan Mortgage Corporation by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") of record in Instrument No. 20100107-0001411 Register's Office for Davidson County, Tennessee, dated December 22, 2009 and recorded on January 07, 2010.

Being the same property conveyed to Valerie Deaton Storey by Quitclaim deed from Shawn Michael Cushen of record in Instrument No. 20150505-0041072 Register's Office for Davidson County, Tennessee, dated April 09, 2015 and recorded on May 05, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060106-0002328, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011101-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easements and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and in Book 787, page 7, in the Register's Office for Davidson County, Tennessee.

Easements and rights-of-way taken by Tennessee Valley Authority of record in Book 4205, Page 194 and Judgment of record in Book 4226, page 715, in the Register's Office for Davidson County, Tennessee.

Easement and rights-of-way granted to Tennessee Valley Authority set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.

Charter of Riverwalk Homeowner's Association, Inc. of record in Instrument Number 20020425-0051371, in the Register's Office for DavidsonCounty, Tennessee.

Quitclaim Deed conveying Open Space and Common Areas to Riverwalk Homeowner's Associations, Inc. of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for DavidsonCounty, Tennessee.

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, Instrument No. 20021125-0145984, Instrument No. 20040812-0097619 and Instrument No. 20040817-0099486, in the Register's Office for Davidson County, Tennessee.

Declaration of Road and Utilities Access Easement of record in Instrument Number 20010706-0072536, in the Register's Office for DavidsonCounty, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20010919-010279, Instrument No. 20021119-0143687, Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240, in the Register's Office for DavidsonCounty, Tennessee.

Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 7120 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 22nd day of June, 2015.

Valerie Deaton Storey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, VALERIE DEATON STOREY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of June, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1268B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027