RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27523

BILL GARRETT, Davidson County
Trans:T20150075713 DEEDWARR
Recvd: 09/04/15 11:41 2 pgs
Fees:13.00 Taxes:925.00
20150904-0090423

(1)

WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2015.

Notary Public

My commission expires: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas R. Vorholt, II **Chelsey L. Shull**	New Owner	**Map 126-16-0-A Parcel 149-00co**
6829 Bridgewater Drive		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia J. Rice, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chelsey L. Shull, an unmarried woman, and Thomas R. Vorholt, II, an unmarried man, as tenants in common with right of survivorship

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. 149 on the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, a Planned Unit Development, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia J. Rice, an unmarried woman, by Deed dated December 14, 2012 from Dorothy J. McKinney, an unmarried woman, of record in Instrument No. 20121219-0116701, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20011026-0117231, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions with By-Laws therein of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Second Amendment of record in Instrument No. 20040430-0049313 and Third Amendment of record in Instrument No. 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691, and 20061214-0154502, Register's Office for Davidson County, Tennessee. (3) Charter of Riverwalk Homeowners' Association, Inc., of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee. (4) Quitclaim Deed conveying Open Space to Riverwalk Homeowners' Association, Inc., of record in Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee. (5) Plan of Newsom Land of record in Plat Book 1, Page 25 and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee. (6) Easements and rights granted to Nashville, Chattanooga, and St. Louis Railway as set forth in Instrument of record in Book 513, Page 396, Register's Office for Davidson County,Tennessee. (7) Easements 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 Davidson County, Tennessee. (8) Easements and right-of-way taken by Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4205, Page 194, Register's Office for Davidson County, Tennessee and Judgment of record in Book 4226, Page 715, said Register's Office. (9) Easements and right-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 Davidson County, Tennessee. (10) Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324, Register's Office for Davidson County, Tennessee. (11) Subject to the flow of the Harpeth River. (12) Title to that portion of the property lying between the high and low water marks of the bank of the Harpeth River and rights of upper and lower riparian owners in and to said river are excepted herefrom. (13) Easement for the flow of the waters of the Harpeth River and the rights of the public therein. (14) Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution. (15) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River. (16) Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way. (17) Title to that portion of the premises embraced within the bounds of roads or highways. (18) Lack of direct access to Interstate 40, a limited access highway. (19) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **6829 Bridgewater Drive, 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 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/our hand(s) this **31st** day of **August, 2015.**

Patricia J. Rice

Patricia J. Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia J. Rice,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17