Davidson County DEEDWARR
Recvd: 09/11/15 10:27 3 pgs
Fees:18.00 Taxes:813.63
20150911-0092404

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Shawn L. Deloge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2015.

Laurie Mathis Harris
Notary Public
MY COMMISSION EXPIRES: 3-25-18
File No. G15-2487D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Williams (NAME)	Ameris Bank (NAME)	126-16-A-471 CO
7125 Riverfront Drive (STREET ADDRESS)	1800 Parkway Place (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

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, TIIE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kenneth Smith and Jacqueline Smith, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Williams,** a single man 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. 468 on the plan of RIVERWALK, PHASE 3-B, as shown by plat of record in Instrument No. 20060106-0002328, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth Smith and Jacqueline Smith, husband and wife from Corinthian Custom Homes, Inc., a Tennessee Corporation, by Deed dated January 26, 2007, as Instrument No. 20070130-0012422, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) of Newsome Land recorded in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.

4. Easements and rights granted to Tennessee Electric Power Company as recorded in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.

5. Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking as recorded in Book 4205, page 194 and Book 4226, page 715, Register's Office for Davidson County, Tennessee.

6. Easements and rights of way granted to Tennessee Valley Authority as recorded in Book 4257, page 647, Register's Office for Davidson County, Tennessee.

7. Easement granted to Harpeth Valley Utilities District as recorded in Book 7526, page 315; 318 and 324, Register's Office for Davidson County, Tennessee.

8. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-00311638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, and in any allied instrument(s) referred to in said restrictions.

9. Declaration of Road and Utilities Access Easement as recorded in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

10. Storm Water Detention Agreement as recorded in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

11. Landscape Agreement as recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Public Utilities Easement as recorded in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. Bylaws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

14. Agreement for public utilities easement as recorded in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

15. Charter of Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

16. Charter right of way for CSX Transportation Railroad.

17. All matters on plan of record in Instrument No. 20050706-0077607 and as amended in Instrument No. 20060104-0001187, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7125 Riverfront 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, 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. Whenever 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 8th day of September, 2015.

Kenneth Smith _____ September 08, 2015 Date

Jacqueline Smith _____ September 08, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kenneth Smith and Jacqueline Smith, husband and wife, the bargainor(s), 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 8th day of September, 2015.

My Commission Expires:_____

Notary Public _____

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663, GALLATIN, TN 37066

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith