WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

O-RR-15-6833

BILL GARRETT, Davidson County
Trans:T20150078141 DEEDWARR
Recvd: 09/15/15 08:25 2 pgs
Fees:13.00 Taxes:936.10
20150915-0093304

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Louise DeGroot **Carolee Epperson**	**New Owner**	
(NAME) **6833 Bridgewater Drive**	(NAME)	**126-16A-148.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KAREN SUE PECK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LOUISE DEGROOT, A SINGLE WOMAN AND CAROLEE EPPERSON, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 148 on the Plan of Final Plat Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Karen Sue Peck by Quitclaim deed from Michael Wayne Cartmell of record in Instrument No. 20060530-0063274 Register's Office for Davidson County, Tennessee, dated September 01, 2006 and recorded on September 30, 2006.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- All matters shown on the Plan in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat in Instrument 20011024-0115969, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Riverwalk of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985 and Instrument No. 20060320-0031638, Instrument No. 20050308-0025001, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter in Instrument 20020425-0051371, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas and/or open space to HOA in Instrument No. 20020424-0050564 and Instrument 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Easements to Tennessee Electric Power Co. in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.
- Declaration of Road and Utilities Access Easement in Instrument 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Easements to Nashville, Chattanooga and St. Louis Railways in Book 513, page 396, Register's Office for Davidson County, Tennessee.
- Right of Way easements to Tennessee Valley Authority in Book 4205, page 194 and Book 4226, page 715 and Book 4257, page 647, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities in Book 7526, pages 315,318 and 324, Register's Office for Davidson County, Tennessee.
- Landscape Agreement in Instrument 20010919-0101280, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument 20010919-0101279, Register's Office for Davidson

County, Tennessee.
• Public Utilities Easement in Instrument 20021125-0145984, Register's Office for Davidson County, Tennessee.
• Subject to matters shown on the Plan in Book 1, pages 25 & 121, Register's Office for Davidson County, Tennessee.
• Transmission Line Easement in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6833 Bridgewater Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF SEPTEMBER, 2015.

Karen Sue Peck

Karen Sue Peck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN SUE PECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of September, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212