Box 14
27554-4

G-27554-4
Box 14

## WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078577 DEEDWARR
Recvd: 09/16/15 09:14 2 pgs
Fees:13.00 Taxes:453.25
20150916-0093767

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$122,500.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2011.

Notary Public

My commission expires: 11/6/15
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 |
|---|---|---|
| **Rivendell Townhouse Partners** | **New Owner** | **Map 174-01-0-B Parcel 001.00co** |
| **421 East iris Drive, Suite 300** | | |
| **Nashville** | | |

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, I,

**Thelma E. Bowlen, unmarried**

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

**Rivendell Townhouse Partners, a Tennessee General Partnership**

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 Unit No. 1 on the Plan of Rivendell Woods, Phase Three, a Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed and By-laws for Rivendell Woods, Phase Three, of record in Instrument No. 20081021-0105622, as amended by Instrument No. 20110317-0021156, Instrument No. 20131113-0117434, Instrument No. 20140422-0033780, Instrument No. 20140627-0056696, Instrument No. 20150311-0021001 and as corrected by Scrivener's Affidavit of record in Instrument No. 20150501-0039484, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Protective Covenants. Reference is hereby made to the Plan of Rivendell Woods, Phase Three, shown on Exhibit "D" of said Declaration, as amended, for a more complete identification and description of said unit.**

**Being the same property conveyed to Thelma E. Bowlen, unmarried by Deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 31, 2010, of record in Instrument No. 20100406-0025464, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to the following:**
**(1) The Plan as set out on Exhibit "D" to the Declaration of Protective Covenants, Conditions and Restrictions and Master Deed and By-Laws for Rivendell Woods, Phase Three, of record in Instrument No. 20081021-0105622, amended in Instrument No. 20140422-0033780, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
**(2) Declaration of Protective Covenants, Conditions and Restrictions and Master Deed and By-Laws for Rivendell Woods, Phase Three, of record in Instrument No. 20081021-0105622, amended in Instrument No. 20110317-0021156, Instrument No. 20131113-0117434, Instrument No. 20140422-0033780, Instrument No. 20140627-0056696, Instrument No. 20150311-0021001 and Scrivener's Affidavit, of record in Instrument No. 20150501-0039484, Register's Office for Davidson County, Tennessee.**
**(3) Charter of Rivendell Woods Townhomes Homeowner's Association Inc., of record in Instrument No. 20081031-0108933, Register's Office for Davidson County, Tennessee.**
**(4) All matters shown on the Boundary Plat of Second Revision, Rivendell Woods, Phase Three, of record in Instrument No. 20140814-0073582, Register's Office for Davidson County, Tennessee.**

**(5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 9487, Page 908, Register's Office for Davidson County, Tennessee.**
**(6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20070522-0061016, Register's Office for Davidson County, Tennessee.**
**(7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20130918-0098477, Register's Office for Davidson County, Tennessee.**
**(8) Stormwater Detention Agreement, of record in Instrument No. 20031104-0161896 and in Instrument No. 20070430-0050843, Register's Office for Davidson County, Tennessee.**
**(9) Right-of-Way Agreement to Columbia Gulf Transmission Company, of record in Book 4215, Page 632 and Book 3763, Page 4, Register's Office for Davidson County, Tennessee.**
**(10) A 150-foot TVA right-of-way as set forth in the Quitclaim Deed of record in Instrument No. 20040702-0079200, and Instrument No. 20040702-0079201, Register's Office for Davidson County, Tennessee.**
**(11) Order of Possession granted to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20130130-0009636, Register's Office for Davidson County, Tennessee.**
**(12) Assignment of Easement, of record in Instrument No. 20130520-0050613, Register's Office for Davidson County, Tennessee.**
**(13) Order of Possession granted to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20130130-0009637, Register's Office for Davidson County, Tennessee.**
**(14) Consent Judgment and Final Decree to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20140714-0061726, Register's Office for Davidson County, Tennessee.**
**(15) Agreement for Grant of Easement for Conservation Greenway, of record as Instrument No. 20131022-0110208, Register's Office for Davidson County, Tennessee.**
**(16) Ingress and Egress to Family Cemetery as set out in Instrument No. 20040702-0079201, Register's Office for Davidson County, Tennessee.**
**(17) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150211-0012555, Register's Office for Davidson County, Tennessee.**
**(18) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.**

This is improved (_X__) Unimproved (____) property, known as **5474 Hickory Park Drive, Antioch, TN 37013**

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 **14th** day of **September, 2011.**

**Thelma E. Bowlen**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Thelma E. Bowlen,** 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 **14th** day of **September, 2011.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17