THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095290**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,500.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2015. Notary Public My Commission Expires: 3/6/18

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christian Cullen and Emily Cullen 7101 RIVERFRONT DR Nashville, TN 37221-6585	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-16-0A-221.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tara Jeanne Minor-Rogers** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian Cullen and Emily Cullen, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 495, PHASE 2A, SECTION 1, RIVERWALK, as shown on plat of record in Instrument No. 20031014-0151989, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Jefferson Charles Rogers, a single person to Tara Jeanne Minor-Rogers, as recorded on the 6th day of January, 2010 in Instrument No. 20100106-0001203 and Warranty Deed from The Craig Company, a Tennessee Corporation to Jefferson C. Rogers and Tara J. Minor-Rogers, husband and wife, as recorded on the 18th day of May, 2005 in Instrument No. 20050518-0055904, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2A, SECTION 1, RIVERWALK, as recorded in Instrument No. 20031014-0151989 and Boundary Plat recorded at Instrument No. 20011024-0115969.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565; 20040430-0049313, 20040506-0051985, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Charter of Riverwalk Nashville Homeowners Association, Inc., recorded at Instrument No. 20020425-0051371.

Davidson County DEEDWARR
Recvd: 09/30/15 09:47 3 pgs
Fees:18.00 Taxes:945.35
20150930-0099171

Easement for Road and Access, recorded in Instrument No. 20010706-0072536.
Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.
Easement for Right-of-way and Transmission Line, recorded in Book 4257, Page 647.

Easement for Tennessee Electric Power Company, recorded in Book 751, Page 375 and Book 787, Page 7.

Right-of-way set forth in Declaration of Taking recorded in Book 4205, Page 194 and Book 4226, Page 715.

Agreement for Dedication of Public Utilities Easement as set forth in instrument recorded in Instrument No. 20021125-0145984.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010919-0101279, 20021119-0143687 and 20040826-0103240.
Plan of Newsome Land in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court.

Charter Right-of-way for CSX Transportation Railroad.

This is improved property located at 7101 RIVERFRONT DR Nashville, TN 37221-6585.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2015.

Tara Jeanne Minor-Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tara Jeanne Minor-Rogers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2015.

Notary Public

My Commission Expires: _____

KAE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2016

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

