WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160002320 DEEDWARR
Recvd: 01/11/16 10:53 2 pgs
Fees: 13.00 Taxes: 543.90

20160111-0002534

ALICIA R. HAMILTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2018

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria V. Arias	New Owner	062-02-0A-016.00
(NAME)	(NAME)	
2717 River Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John D. Walker**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Maria V. Arias and Sandro A. Duenas**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, and more particularly described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 73-A on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John D. Walker by Trustees Deed dated September 16, 2014 and filed in Instrument Number 20140917-0085382, said Register's Office.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6900, Page 325, Book 6250, Page 995-997; (2) Declaration of Covenants, Conditions and Restrictions for River Trace of record in Book 6851, Page 370, amended in Book 6982, Page 747; (3) By-Laws of record in Book 6851, Page 390; (4) Easement of record in Book 2022, Page 83; (5) Grant of Transmission Line Easement of record in Book 1163, Page 341; (6) Easement of record in Book 3959, Page 595; (7) Grant and Indemnity Agreement Easement of record in Book 6583, Page 698; (8) Grant and Indemnity Agreement Easement of record in Book 7030, Page 798; (9) Assignment of Agreement to Construct Sewerage Facilities of record in Book 7097, Page 135; (10) Easement of record in Book 7097, Page 140; (11) Assignment of Agreement to Construct Water Facilities of record in Book 7097, Page 144; (12) Easement of record in Book 7097, Page 149; (13) Easement Agreement Easement of record in Book 7296, Page 484; (14) Easement of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2717 River Bend Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 31st day of December, 2015.

John D. Walker

State of Tennessee
County of Williamson

Personally appeared before me John D. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2015.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129