THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 15126079**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $283,000.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2016. Notary Public My Commission Expires: 5-6-19

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

BILL GARRETT, Davidson County
Trans: T20160007152 DEEDWARR
Recvd: 01/27/16 13:16 2 pgs
Fees: 13.00 Taxes: 1047.10
20160127-0007908

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine K. Buchanan 7151 Riverfront Drive Nashville TN 37221-6585	Churchill Mortgage 761 Old Hickory Blvd Ste 400 Brentwood, TN 37027	Tax Parcel ID No. 126-16-0A-379.00-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, **Morgan E. Searcy, a married person and Paul H. Searcy, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine K. Buchanan, a single woman,** ("Grantees"), her 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 No. 455 on the Plan of Final Plat Riverwalk. Phase 3A of record in Plat at Instrument No. 20041020-0126317, 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 Morgan E. Searcy, a married person and Paul H. Searcy, a married person by Warranty deed from Chad Sopata and spouse, Carrie Sopata of record in Instrument No. 20130523-0052356 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 23, 2013.

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.

Taxes for the year 2016 a lien, not yet due and payable.

All matters shown on the Plan of record in Instrument No. 20041020-0126317, 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 record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter in Instrument No. 20020425-0051371 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.

By-Laws in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

Charter Right of Way for CSX Transportation Railroad.

Easement for Nashville, Chattanooga and St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.

Easement for 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 for Tennessee Electric Power Co in Book 751, page 375, and Book 787, page 7, Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utilities District in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324, Register's Office for Davidson County, Tennessee.

Easement for Road and Utility Access in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

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

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

Easement for Public Utilities in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

Open Space and Common Area in Instrument No. 20020424-0050564 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7151 Riverfront Drive Nashville TN 37221-6585

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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 19th day of Januray, 2016.

Morgan E. Searcy

Paul H. Searcy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgan E. Searcy and Paul H. Searcy, 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 19th day of January, 2016..

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY