THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026441** BILL GARRETT, Davidson County Trans:T20160020600 DEEDWARR Recvd: 03/14/16 12:12 2 pgs Fees:13.00 Taxes:1221.00 20160314-0023970	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 11th day of March, 2016. Notary Public My Commission Expires: _____ JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2017

WARRANTY DEED

Address New Owner: Ryan R. Arrington and Ashley L. Arrington 6641 Valleypark Drive Nashville TN 37221-6542	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-16-0A-058.00-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, **David B. Schwartz and Amanda B. Schwartz Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan R. Arrington and Ashley L. Arrington, 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(s) 58, as shown on the map entitled Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID B. SCHWARTZ and wife, AMANDA B. SCHWARTZ, by deed from JOHN R. SIMON, JR. and wife, CECELIA S. SIMON, of record in Instrument No. 20050330-0034719, dated March 25, 2005, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 126-16-0A-058.00-CO.

Davidson County taxes for 2015, Map-Par. 126-16-0A-058.00-CO, $2,619.27, Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20011026-0117231, said Register's Office. Boundary Plat of record in Instrument No. 20011024-0115969, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040506-0051985, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, said Register's Office.

Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

Transmission Line Easement of record in Book 4257, page 647, said Register's Office.

TVA Easement of record in Book 4205, page 194, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010919-0101279, said Register's Office.

Declaration of Road and Utility Access Easements of record in Instrument No. 20010706-0072536, said Register's Office.

Agreement for Dedication of Public Utility Easements of record in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324, said Register's Office.

Easement and Right of way granted to Tennessee Valley Authority by Judgment of record in Book 4226, page 715, said Register's Office.

Easement granted to The Tennessee Electric Power Company, of record in Book 751, page 375 and Book 787, page 7, said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of CSX Transportation Railroad.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 6641 Valleypark Drive Nashville TN 37221-6542

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 11th day of March, 2016.

David B. Schwartz

Amanda B. Schwartz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David B. Schwartz and Amanda B. Schwartz, 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 11th day of March, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017