WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/16 16:17 3 pgs
Fees:18.00 Taxes:917.60
20160331-0030778

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8067 CHAMBERS CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David Price Chambers III and Ragan Chambers	Access National Mortgage, a Division of Access National Bank	126-16-A-175.00 CO
6888 Bridgewater Dr	1800 Robert Fulton Drive, Suite 350	
Nashville, TN 37221	Reston VA 20191	

FOR AND 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, WE,

BRIAN S. JOHNS AND WIFE ASHLEY JOHNS

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

DAVID PRICE CHAMBERS III AND RAGAN CHAMBERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6888 Bridgewater Dr, Nashville, TN 37221

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 our hand on the 31st day of March, 2016.

Brian S. Johns

Ashley Johns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRIAN S. JOHNS AND ASHLEY JOHNS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of March, 2016.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 132 on the Plan of Final Plat Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian S. Johns and wife, Ashley Johns by Warranty Deed from Charlie Hutto and wife, Amy Hutto, recorded on the 2nd day of November, 2009 in Instrument No. 20091102-0100708, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Plan of Newsom Land recorded in Book 1, Page 25 and Book 1, Page 121 Chancery Court.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2 , as recorded in Instrument No. 20021022-0129510 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Riverwalk and the By-Laws appended thereto recorded in Instrument No. 20011105-0121083 as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Charter of Riverwalk Nashville Homeowner's Association, Inc. of record as Instrument No. 20020425-0051371.

g. Conveyance of common area to Homeowner's Association of record as Instrument No. 20020424-0050564.

h. Landscape Easement Agreement of record as Instrument no. 20010919-0101280, Register's Office for Davidson County Tennessee.

i. Storm Water Detention Agreement of record as Instrument No. 20010919-0101279, Register's Office for Davidson County Tennessee.

j. Easements for Public Utilities of record in Book 7516, Pages 315, 318 and 324, Register's Office for Davidson County Tennessee.

k. Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 936, Register's Office for said County.

l. Easements and rights granted to Tennessee Electric Power Company as set forth in instrument of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

m. Easements and Rights-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's office of said County, and Judgement of record in Book 4226, Page 715, Register's Office for said County.

n. Easements and Rights-of Way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

o. Charter for Right-of Way for CSX Transportation Railroad.

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017