WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027524 DEEDWARR
Recvd: 04/05/16 11:39 2 pgs
Fees:13.00 Taxes:1043.40

20160405-0032491

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016

Notary Public

MY COMMISSION EXPIRES: April 8, 2017

(AFFIX SEAL)

KATHERINE A WRIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph W Chance Jr	Joseph W Chance Jr	126-16-0--A-393.00 CO
(NAME)	(NAME)	
7134 Riverfront Drive	7134 Riverfront Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James W. Tiller and wife, Melissa A. Tiller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W Chance Jr and Lindsey A Chance**, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 440 on the Final Plat of Riverwalk, Phase 3A, as shown by plat appearing of record in Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James W. Tiller and wife, Melissa A. Tiller, by Warranty Deed from The Craig Company, a Tennessee Corporation, dated April 28, 2005, of record in Instrument No. 20050518-0055897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20041020-0126317 and Instrument No. 20011024-0115969; Restrictions and By-Laws of record in Instrument No. 20011105-0121083, 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. 20061214-015450; Articles of Incorporation/Charter of record in Instrument No. 20020425-005137; Easement to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7; Easement to TVA of record in Book 4205, page 194; Book 4226, page 715 and Book 4257, page 64; Easement for public utilities of record in Book 7526, page 315; Book 7526, page 318; Book 7526, page 324 and Instrument No. 20021125-0145984; Easement for road and utilities access of record in Instrument No. 20010706-0072536; Easement for public utilities of record in Instrument No. 20040812-0097619; Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734; Charter for right of way of CSX Transportation Railroad set out in Instrument No. 20080115-0004365; Easement and rights granted to Nashville, Chattanooga and St. Louis Railway of record in

Book 513, page 396; Easement to U.S. Sprint Communications of record in Instrument No. 20140114-0003778; Landscape agreement of record in Instrument No. 20010919-0101280; all matters of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7134 Riverfront Drive, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 this 1st day of April, 2016.

James W. Tiller

Melissa A. Tiller

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James W. Tiller and Melissa A. Tiller, 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 official seal at Franklin, Tennessee, this 1st day of April, 2016.

Notary Public
My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

File No.: 22518

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
16010280