WARRANTY DEED

B-BR-16-1521-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: June 19, 2018
(AFFIX SEAL)

Emily Kornegay
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew P. Young	New owner	
(NAME) **1521 Bending River Drive**		**126-16-0-A-641.00-CO**
(ADDRESS) **Nashville, TN 37221-6611**		
(CITY) (STATE) (ZIP)	(CI	

BILL GARRETT, Davidson County
Trans:T20160029522 DEEDWARR
Recvd: 04/12/16 09:31 2 pgs
Fees:13.00 Taxes:906.50
20160412-0034852

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 consideration, the receipt of which is hereby acknowledged, **SACHIN SHETTY AND WIFE, DONNA DENISE SHETTY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW P. YOUNG,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 512 on the Plan of Final Plat Parkview at Riverwalk Phase 2 of record in Plat at Instrument No. 20061101-0135728, 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 Sachin Shetty and wife, Donna Denise Shetty by Warranty deed from Spicewood Services, Inc. of record in Instrument No. 20090708-0063794 Register's Office for Davidson County, Tennessee, dated July 06, 2009 and recorded on July 08, 2009.

This conveyance is subject to:

- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20061101-0135728, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Newsom Land record in Book 1, Page 25 and Book 1, Page 121, Chancery Court of 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, as amended in Instrument Number 20020424-0050565, Instrument Number 20040430-0049313, Instrument Number 20040506-0051985, Instrument Number 20050308-0025001, Instrument Number 20060320-0031638, Instrument Number 20061103-0136691, and Instrument Number 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 of Riverwalk Nashville Homeowners Association, Inc of record in Instrument Number 20020425-0051371, in the Register's Office for DavidsonCounty, Tennessee.
- Open Space and Common Area of record in Instrument Number 20071220-0145869, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375, and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement for Road & Utility Access of record in Instrument Number 20010706-0072536, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20010919-0101279, Instrument

Number 20021119-0143687, Instrument Number 20040826-0103240 and Instrument Number 20040318-0030734, in the Register's Office for DavidsonCounty, Tennessee.
• Easement for Public Utilities of record in Instrument Number 20021125-0145984, and Instrument Number 20040812-0097619, in the Register's Office for DavidsonCounty, Tennessee.
• Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of this charter.
• Transmission Line Easement to United States of America of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
• Utility Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
• Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for DavidsonCounty, Tennessee.
• Restrictions of record as Instrument Number 20090708-0063794 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1521 Bending River Drive , Nashville, Tennessee 37221-6611**.

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 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 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/our hand(s) this the 5th DAY OF APRIL, 2016.

Sachin Shetty

Donna Denise Shetty By Attorney in fact
Donna Denise Shetty by Sachin Shetty,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SACHIN SHETTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SACHIN SHETTY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONNA DENISE SHETTY, and who acknowledged he/she/they executed the same as the free act and deed of the said DONNA DENISE SHETTY.

Witness my hand and official seal, this the 5th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212