WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031263 DEEDWARR
Recvd: 04/18/16 10:12 2 pgs
Fees:13.00 Taxes:1341.25
20160418-0036927

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $362,300.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8081 BROWN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kris Brown and Meredith Brown	same	126-16-A-602.00 CO
7349 Riverfront Drive		
Nashville, TN 37221		

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,

DEREK A. RIEBAU AND WIFE SARAH W. RIEBAU

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

KRIS BROWN AND MEREDITH BROWN, 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 7349 Riverfront Drive, 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 15th day of April, 2016.

Derek A. Riebau

Sarah W. Riebau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DEREK A. RIEBAU AND SARAH W. RIEBAU, 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 Nashville, Tennessee, this 15th day of April, 2016.

Notary Public

My Commission Expires:

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

16-8081 BROWN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 266 on the Final Plat of Riverwalk, Phase 4 B, as of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derek A. Riebau and wife, Sarah W. Riebau by Warranty Deed from Celebration Homes, LLC, recorded on the 9th day of June, 2009 in Instrument No. 20090609-0053589, re-recorded at Instrument No. 20090825-0079837, 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.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of FINAL PLAT, RIVERWALK, PHASE 4B, as recorded in Instrument No. Instrument No. 20060907-0110507, and as shown on Plan of Newsom Land recorded in Plat Book 1, Page(s) 25 and Plat Book 1, Page 121 and as shown on PUD Boundary Plat of Riverwalk recorded in Instrument No. 20011024-0115969, 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).
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 200111105-0121083, as amended of record in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061214-0154502 and Instrument No. 20061103-0136691 , 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).
5. Terms and provisions of by-Laws of Riverwalk Homeowners Association, Inc. recorded in Instrument No. 20011105-0121083.
6. Charter of Riverwalk Nashville Homeowners Association, Inc. recorded in Instrument No. 20020425-0051371.
7. Easement and Rights granted to Nashville, Chattanooga and St. Louis Railway recorded in Book 513, Page 396.
8. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.
9. 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 for said County, and Book 4226, Page 715, Register's Office for said County.
10. 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.
11. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324, Register's Office for said County.
12. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.
13. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for said County.
14. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.
15. Charter Right of Way for CSX Transportation Railroad.
16. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
17. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.