This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0099-D

BILL GARRETT, Davidson County
Trans:T20160034621 DEEDWARR
Recvd: 04/27/16 10:28 2 pgs
Fees:13.00 Taxes:795.50
20160427-0040918

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Jason P. Little
6704 Boundary Run
Nashville, TN 37221

Send Tax Bills To:
PNC Mortgage, a division of PNC Bank N.A.
P.O. Box 6534
Carol Stream, IL 60197

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, I,
Natalie Allison, married (formerly known as Natalie Glaser)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Jason P. Little and Jamie Faye Little, 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 Number 97 on the Plan of Final Plat 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 reference is hereby made for a more complete description.

Being the same property conveyed to Natalie Glaser, unmarried by deed from Stephanie Lowry, unmarried, dated July 19, 2006, and of record in Instrument No. 20060725-0089546, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on the Plan of record in Instrument No. 20011026-0117231, said Register's Office.

This property is subject to the Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions of Riverwalk of record in Instrument No. 20011105-0121083 amended Instrument Nos. 20020424-0050565, 20040430-0049313 and 20040506-0051985, said Register's Office, 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.

This property is subject to a lien for any unpaid and/or special assessments levied pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions as set forth above.

This property is subject to HOA Charter of record in Instrument No. 20020425-0051371, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Deed to HOA for common element of record in Instrument No. 20020424-0050564, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Storm Water Detention Agreement of record in Instrument No. 20010919-0101279, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Harpeth Valley Utility Easement of record in Instrument No. 20022026-0117231, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Railway right-of-way of record in Book 513, Page 396, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Power line easement is Book 4205, Page 194; Book 4226, Page 715; Book 4257, Page 647, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Utility access easements in Book 7256, Page 315; Book 7526, Page 318 and Book 7526, Page 324, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Landscape Easement in Instrument No. 20010919-0101280, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Roadway Easement in Instrument No. 20010706-0072536, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 6704 Boundary Run, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Lee Allison, spouse of Natalie Allison, joins in this conveyance for the purpose of conveying all right, title, and interest he may have in the above described property.

Witness our hands this the 25th day of April, 2016.

Natalie Allison

Lee Allison

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalie Allison, married (formerly known as Natalie Glaser) joined by husband, Lee Allison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2016.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/12a/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2016.

Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

My Commission Expires:

Parcel: 126160A09700CO

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212