**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0288HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20160038895 DEEDWARR
Recvd: 05/10/16 12:54 2 pgs
Fees:13.00 Taxes:1091.50
20160510-0046368

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2016.

Notary Public
Commission Expires: 10/15/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Robert E. Freeman<br>7049 Bridgeport Drive<br>Nashville, TN 37221 | new owner | 126-16-0A-230.00<br>CO |

# WARRANTY DEED

FOR AND IN 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/WE,

**Michelle E. Lynch**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert E. Freeman and Maureen E. Wellen, husband and wife and Benjamin W. Freeman, individual**

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. 417 on the Final Plat of Riverwalk, Phase 2A, Section 1, of record in Instrument Number 20031014-0151989, 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 Michelle E. Lynch, a single woman, by Warranty Deed from Ronald D. Stinson and wife, Cari L. Stinson, dated 8/15/13 and recorded 8/20/13 in Instrument Number 20130820-0087513, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument Number 20011105-0121083; amended by Amendments Number One through Seven in Instrument Numbers 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691, and 20061214-0154502; (5) HOA Charter of record in Instrument Number 20020425-0051371; (6) Utilities and Access Easement of record in Instrument Number 20010706-0072536; (7) Utility Easements of record in Instrument Number 20021125-0145984 and Instrument Number 20040812-0097619; (8) Conveyance of Common Area of record in Instrument Number 20040827-0103644; (9) Storm Water Detention Agreements of record in Instrument Numbers 20010919-0101279, 20021119-0143687 and 20040826-0103240; (10) Landscape Agreement of record in Instrument No. 20010919-0101280; (11) Utility Easements of record in Book 7526, Pages 315, 318, and 324; (12) TVA Easement of record in Book 4205, Page 194, Book 4226, Page 715 and Book

existing easements and all other matters shown on plat of record in Instrument Number 20031014-0151989, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the resource of title shown above.

**This is improved property known as: 7049 Bridgeport 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of May, 2016.

Michelle E. Lynch

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal this 6th day of May, 2016.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY