Davidson County	DEEDWARR
Recvd: 05/12/16 11:25	2 pgs
Fees:13.00 Taxes:1091.50	
20160512-0047392	

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

MST 2016-0509

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 20 16

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ERA-16-1209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Brian	Access National	
(NAME)	(NAME)	
6236 Rivervalley Drive	1800 Robert Fulton Dr Ste 320	
(ADDRESS)	(ADDRESS)	
Nashville, TN37221-6576	Reston, VA 20191	
(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, I, **James Michael Harter, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Brian and Carlee Brian, 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. 321 on the Plan of Final Plat of Riverwalk, Phase 2A, Section 2 of record in Plat at Instrument No. 20031014-0151984, 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 James Michael Harter by Warranty deed from Brian C. Marshall, a single man of record in Instrument No. 20060327-0034376 Register's Office for Davidson County, Tennessee, dated March 10, 2006 and recorded on March 27, 2006.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; 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 20031014-0151984, Register's Office of Davidson County, Tennessee. All matters shown on the PUD Boundary Plat in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee. All matters shown on the plan of Newsom Land in Book 1, page 25 and 121, Chancery Court, Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in 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. 20061214-0154502, Register's Office for Davidson County, Tennessee HOA Charter in Instrument No. 200204250051371, Register's Office for Davidson County, Tennessee. HOA for open space/ common areas in Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee. Landscape Agreement in Instrument No. 20010919-010280, Register's Office for Davidson County, Tennessee. Stormwater Detention

Agreement in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee. Public Utilities Easement in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

This property, known as 6236 Rivervalley Drive, Nashville, TN 37221-6576
(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 my/our hand(s) this 6th DAY OF May, 2016.

James Michael Harter

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Michael Harter, with whom I am personally acquainted (or provided 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 the 6th day of May, 2016.

Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018