THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32958-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2016. Notary Public My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner: Ricardo Lugo, Lisa Lugo 708 Riverbranch Court Nashville, TN 37221	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 126-16-0-A 546.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Blake and wife, Melissa Blake**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ricardo M. Lugo and Lisa M. Lugo, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 708 Riverbranch Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT-1552

BILL GARRETT, Davidson County
Trans:T20160040568 DEEDWARR
Recvd: 05/16/16 10:26 4 pgs
Fees:23.00 Taxes:1128.50
20160516-0048400

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2016.

Joseph Blake

Melissa Blake

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph Blake and Melissa Blake**, 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, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires:



K. GILLEN, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 5, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Riverwalk Phase 3-C, as of record in Instrument No. 20050706-0077607, corrected by Surveyors Certificate of Correction in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Blake and wife, Melissa Blake by deed dated June 21, 2006 from The Craig Company, a Tennessee Corporation of record in Instrument No. 20060703-0079165, Register's Office for Davidson County, Tennessee. Corrected by Affidavit of Scrivener's Error of record in Instrument No. 20070402-0038836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 126-16-0-A 546.00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument 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, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Dedication of common area to Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20050706-0077607, corrected by Surveyor's Certificated of Correction in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court at Nashville.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Instrument No. 20021125-0145984, and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.

9. Easement for right of way of record in Book 4205, page 194, and in Book 4226, page 715, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 513, page 396, Book 751, page 375 and in Book 787, page 7, Register's Office for Davidson County, Tennessee.
11. Landscape Easement of record in Instrument no. 20010919-0101280, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
13. Title to that portion of the premises embraced within the bounds of the charter right-of-way of the CSX Transportation Railroad.