Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

G#28518-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047149 DEEDWARR
Recvd: 06/03/16 15:49 2 pgs
Fees:13.00 Taxes:906.50
20160603-0056398

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2016.

Notary Public

My commission expires: 02/26/17
(AFFIX SEAL)

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Judy C. Ladd	New Owner	**126160A66200CO**
1608 Harpeth Run Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Philip Davis Construction Company, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Judy C. Ladd, single woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 562 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, a Planned Unit Development, as of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING part of the same property conveyed to Philip Davis Construction Company, LLC, by Warranty Deed dated September 21, 2015, from CPS Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20150924-0096897, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, in Instrument No. 20040430-0049313, in Instrument No. 20040506-0051985, and Supplemental for Parkview at Riverwalk of record in Instrument No. 20050308-0025001, and further amended in Instrument No. 20060320-0031638, in Instrument No. 20061103-0136691, and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee;

3) Charter of Riverwalk Nashville Homeowners Association, Inc., of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee;

4) Conveyance of Common Area to Riverwalk Nashville Homeowner's Association, Inc., of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee;

5) Storm Water Detention Agreement of record under Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee;

6) All matters shown on the Plan of Newsom Land of record in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee;

7) Easements and rights granted to Tennessee Electric Power Company as set forth in instrument of record in Book 751, Page 393, Register's Office for Davidson County, Tennessee;

8) Subject to the flow of the Harpeth River;

9) Charter Right-of-Way for CSX Transportation Railroad;

10) Grant of Transmission Line Easement of record in Book 4230, Page 987, Register's Office for Davidson County, Tennessee; and,

11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **1608 Harpeth Run 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 31st day of May, 2016.

Philip Davis Construction Company, LLC

By: _____

Philip Davis, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Philip Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Managing Member** of **Philip Davis Construction Company, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Philip Davis** as **Managing Member.**

Witness my hand, at office at Nashville, Tennessee, this **31st** day of **May, 2016.**

_____
Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017