WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/16 09:52 3 pgs
Fees:18.00 Taxes:1257.63
20160614-0060019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: March 18, 2019
(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Smith	New Day Financial	Parcel ID:
7236 Riverfront Drive	8160 maple Brown #300	126160A54000
Nashville, TN 37221	Fulton, MD 20759	

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, we

Paul Michael Ferriter and wife, Susan J. Ferriter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

William Smith , unmarried

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. 332 on the Final Plat of Riverwalk, Phase 3-C, as shown by plat appearing of record in Instrument No. 20050706-0077607 and as amended by Surveyor's Certificate of Correction appearing of record in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Michael Ferriter and wife, Susan J. Ferriter by deed from Celebration Homes, LLC, of record in Instrument 20100413-0027874, dated April 9, 2010, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; Instrument 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; and 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050706-0077607, and amended in Instrument 20060104-0001187 and 20070330-0038464, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20021119-0143687; 20010919-0101279; 20040826-0103240; and 20040318-0030734, Register's Office for said County; (5) PUD Boundary for Riverwalk Community of record in Instrument 20011024-0115969, Register's Office for said County; (6) Easements & Rights to Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for said County; (7) Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County; (8) Easements to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987 and Book 4257, Page 647, Register's Office for said County; (9) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315 and 318 and Book 7526, Page 324, Register's Office for said County; (10) Subject to the Flow of Harpeth River and Riparian Rights thereof; (11) Landscape Easement of record in Instrument 20010919-0101280 and 20061103-0136691, Register's Office for said County; (12) Road & Utility Access Easement of record in Instrument 20010706-0072536, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7236 Riverfront 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 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 our hands this 8 day of June, 2016.

Paul Michael Ferriter

Susan J. Ferriter

STATE OF IOWA
COUNTY OF POLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Michael Ferriter and Susan J. Ferriter, 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 at Urbandale, Iowa, this 8TH day of June, 2016.

My Commission Expires: 07/31/18

Notary Public

NICOLE LUNDERS
Commission Number 759385
My Commission Expires
07/31/18

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

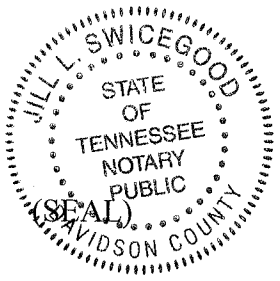
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018