Davidson County DEEDWARR
Recvd: 06/20/16 10:48 3 pgs
Fees:18.00 Taxes:1491.10
20160620-0062338

(1)

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 16047346	STATE OF TENNESSEE) COUNTY OF ~~XXXXXXXX~~) WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $403,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2016. Notary Public My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David C. Chunn 6424 RIVERPLACE DR Nashville TN 37221-6546	~~XXXXXXXX~~ SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	Tax Parcel ID No. 126160A00600CO

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, **Kimberly A. Kelly and Troy P. Kelly, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David C. Chunn**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 as shown on plat of record in Instrument No. 20011026-0117231, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly A. Kelly and Troy P. Kelly, wife and husband by Warranty Deed from Steven Patrick Smitherman, recorded on the 5th day of July, 2013 in Instrument No. 20130705-0069610, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 1A, SECTION 1 & PHASE 1B, SECTION 1, as recorded in Instrument No. 20011026-0117231, Boundary Plat recorded at Instrument No. 20011024-0115969.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Charter of Homeowners Association recorded at Instrument No. 20020425-0051371.

Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.

Easement to Tennessee Electric Power Company recorded in Book 751, Page 375 and Book 787, Page 7.

Easement and rights granted to Nashville, Chattanooga and St. Louis Railway recorded in Book 513, Page 396.

Easement and Right of Way taken by Tennessee Valley Authority recorded in Book 4205, Page 194 and Book 4226, Page 715.

Easement and Right of Way granted to Tennessee Valley Authority recorded in Book 4257, Page 647.

Easement for Public Utilities to Harpeth Valley Utilities District recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.

Stormwater Detention Agreement recorded at Instrument No. 20010919-0101279.

Landscape Agreement recorded at Instrument No. 20010919-0101280.

This is improved property located at 6424 RIVERPLACE DR Nashville TN 37221-6546

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2016.

Kimberly A. Kelly

Troy P. Kelly

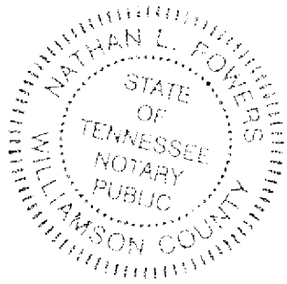
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly A. Kelly and Troy P. Kelly, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2016.

Nathan L. Powers
Notary Public

my commission expires:
02/26/17



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

