Davidson County	DEEDWARR
Recvd: 07/01/16 09:48	3 pgs
Fees:18.00 Taxes:973.10	
20160701-0067427	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

P-AVE-16-7131-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Gallik Robinson and James Theodore Robinson	IBERIABANK Mortgage Company	
(NAME) **7131 Riverfront Drive**	(NAME) 106 Dover	**126-16-0A-474.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) West Memphis, AR 72301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY BRADFORD, UNMARRIED, AND DYLAN OLIVER, UNMARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH GALLIK ROBINSON AND JAMES THEODORE ROBINSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 465 on the Plan of Final Plat Riverwalk, Phase 3B of record in Plat at Instrument No. 20060106-0002328, 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 Kimberly Bradford, unmarried and Dylan Oliver, unmarried, as tenants in common with full right of survivorship by Warranty deed from James B. Price and wife, Sarah T. Price of record in Instrument No. 20150430-0038528 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on April 30, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20060106-0002328;
- Covenants, Conditions and Restrictions of record in Instrument No. 20011101-0121083, as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20060320-0031638, 20061103-0136691 and 20061214-0154502;
- Easements and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396;
- Easement and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7;
- Easements and rights-of-way taken by Tennessee Valley Authority of record in Book 4205, Page 194 and Judgment of record in Book 4226, Page 715;
- Easement and rights-of-way granted to Tennessee Valley Authority set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647;
- HOA Charter of record in Instrument No. 20020425-0051371;
- Quitclaim Deed conveying Open Space and Common Areas to Riverwalk Homeowner's Associations, Inc. of record in Instrument No.s 20020424-0050564 and 20040827-0103644;
- Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, and Instrument Nos. 20021125-0145984, 20040812-0097619 and 20040817-0099486;
- Declaration of Road and Utilities Access Easement of record in Instrument No. 20010706-0072536;
- Storm Water Detention Agreement of record in Instrument Nos. 20010919-0101279, 20021119-0143687, 20040318-0030734 and 20040826-0103240;
- Landscape Agreement of record in Instrument No. 20010919-0101280;
- Plan of Newsom Land of record in Plat Book 1, Page 25 and in Plat Book 1, Page 121, Chancery Court of Davidson County, TN; and
- Any and all existing easements and restrictions as shown of record not stated herein of record in Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **7131 Riverfront Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JUNE, 2016.

× _____
Kimberly Bradford

× _____
Dylan Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY BRADFORD AND DYLAN OLIVER, the within named bargainor, 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, this the 30th of June, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To: 16002822
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

