WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160060278 DEEDWARR
Recvd: 07/14/16 09:13 2 pgs
Fees:13.00 Taxes:869.50
20160714-0072104

O-AD-16-1637-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-1-2017

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)
Jonathan Langston	Jon Langston c/o. FSM LLC	
(NAME) **1637 Harpeth Run Drive**	(NAME) PO Box 121859	**126-16-0A-400.00-CO**
(ADDRESS) **Nashville, TN 37221-6594**	(ADDRESS) Nashville, TN 37212	
(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, **JASON D. TELFORD AND WIFE, MIRANDA B. TELFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN T. LANGSTON, AN UNMARRIED MAN,** 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. 533 on the Plan of Final Plat of Parkview at Riverwalk Phase 1, a Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, 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 Jason D. Telford and wife, Miranda B. Telford by Warranty deed from Robert William Thompson, Philip Edmund Thompson and Carolyn Thompson Snow, being all the devisees under the Last Will and Testament of Walter Robert Thompson of record in Instrument No. 20091001-0091220 Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on October 01, 2009 and Corrected Warranty Deed recorded in Instrument No. 20100512-0036647.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.
- Plan of Newsom Land record in Book 1, Page 25 and Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Riverwalk, with By-Laws of Riverwalk Homeowner's Association, Inc. appended thereto, of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 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.
- Charter of Riverwalk Nashville Homeowners Association Inc. of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Open Space and Common Area of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
- Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement for Roads & Utility Access of record in Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.

- Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
- Easement for Landscape Agreement of record as Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record as Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement to United States of America of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
- Utility Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for DavidsonCounty, Tennessee.
- Possible right of CSX Transportation Railroad Railroad to increase its right-of-way to the full extent of its charter.
- Restrictions of record as Instrument Number 20091001-0091220 and corrected in Instrument No. 20100512-0036647 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1637 Harpeth Run Drive , Nashville, Tennessee 37221-6594**.

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 8th DAY OF JULY, 2016.

Jason D. Telford

Miranda B. Telford

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