THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068070** BILL GARRETT, Davidson County Trans:T20160062712 DEEDWARR Recvd: 07/21/16 10:21 2 pgs Fees:13.00 Taxes:980.13 20160721-0075056	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $264,900.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2016. Notary Public My Commission Expires:

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

WARRANTY DEED

Address New Owner: Nicholas Hansen and Rebecca Bailey 6845 Bridgewater Drive Nashville TN 37221	Send Tax Bills To: RENASANT Bank 2001 Park Place North Ste 150 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 126-16-0A-145.00 CO

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, **Melissa Bailey n/k/a Melissa Libby, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Hansen and Rebecca Bailey**, ("Grantees"), their 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(s) 145, as shown on the map entitled Final Plat Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MELISSA BAILEY, by deed from TRACEY L. GODDARD, of record in Instrument No. 20060302-0024571, dated February 23, 2006, said Register's Office.

Steve Libby joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 126-16-0A-145.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20011105-0121083, 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, said Register's Office.

Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, said Register's Office.

Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, pages 315, 318 and 324, said Register's Office.

Easements and rights of way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, said Register's Office.

Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194 and Judgment of record in Book 4226, page 715, said Register's Office.

Easements and rights granted to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20011026-0117231, said Register's Office.

This is improved property located at 6845 Bridgewater Drive Nashville TN 37221

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 20th day of July, 2016.

Melissa Bailey n/k/a Melissa Libby

Steve Libby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Bailey n/k/a Melissa Libby and Steve Libby, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018