RECORD & RETURN TO:

BILL GARRETT, Davidson County
Trans:T20160064148 DEEDWARR
Recvd: 07/26/16 11:28 3 pgs
Fees:18.00 Taxes:614.20
20160726-0076782

WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $166.000.00.

Affiant

Subscribed and sworn to me on July 25th 2016.

NOTARY PUBLIC

My Commission Expires: 10/2/17

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29626SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roweane Howe 2765 River Bend Drive Nashville, TN 37214	Franklin American Mtg. 6100 Tower Cir. Ste 600 Franklin TN 37067	062-2-A-198 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Patrick J. Postiglione, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Roweane Howe**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 206, of the subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick J. Postiglione, by Special Warranty Deed from Federal National Mortgage Association, dated April 5, 2013, and recorded on May 7, 2013 in Instrument No. 20130507-0045714, Register's Office for Davidson County, Tennessee.

Loren Brooke Postiglione, spouse of Patrick J. Postiglione, hereby joins in the execution of this instrument to convey any marital interest she may have in the subject property.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This property is also known as improved property located at 2765 River Bend Drive, Nashville, TN 37214.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 25th day of July, 2016.

Patrick J. Postiglione

Loren Brooke Postiglione

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Patrick J. Postiglione and Loren Brooke Postiglione, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 15, 2016.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.12.17

EXHIBIT "A"

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. Matters shown on Plan of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee.

3. Matters shown on Boundary Plat of record in Plat Book 6250, page 995, Register's Office for Davidson County, Tennessee.

4. Deed conveying the open space to River Trace Homeowner's Association, Inc., of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.

5. Charter of River Trace Homeowner's Association, Inc., of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, as amended in Book 6982, page 747 Register's Office for Davidson County, Tennessee.

7. By-Laws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

8. Tennessee Valley Authority Easement of record in Book 658, page 698, Book 1163, page 341, Book 3959, page 595, Book 6583, page 698, and Book 7030, page 798, Register's Office for Davidson County, Tennessee.

9. Flowage Easement of record in Book 2022, page 83, Register's Office for Davidson County, Tennessee.

10. Easement of record in Book 3959, page 595, Register's Office for Davidson County, Tennessee.

11. Grant and Agreement of record in Book 7030, page 798, Register's Office for Davidson County, Tennessee.

12. Slope Easement of record in Book 7296, page 484, Register's Office for Davidson County, Tennessee.

13. Sewer Easement of record in Book 7097, page 135, Book 7097, page 140, and Book 7097, page 149, Register's Office for Davidson County, Tennessee.

14. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.