THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078627** Davidson County DEEDWARR Recvd: 08/31/16 13:52 3 pgs Fees:18.00 Taxes:969.40 **20160831-0091473**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Kelly Clark Fuller Affiant Subscribed and sworn to before me, this 31st day of August, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Willian Do Nascimento and Hannah Do Nascimento 1640 HARPETH RUN DR Nashville TN 37221-6593	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-16-0A-444.00 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, **Kelly Clark Fuller, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Willian Do Nascimento and Hannah Do Nascimento, husband and wife**, ("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 570, PHASE 1, PARKVIEW AT RIVERWALK, as shown on plat of record in Instrument No. 20050215-0016985, 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 by Quitclaim Deed from Kelly L. Clark to Kelly Clark Fuller, as recorded on the 20th day of June, 2013 in Instrument No. 20130620-0063177 and Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation to Kelly L. Clark, an unmarried woman, as recorded on the 3rd day of December, 2008 in Instrument No. 20081203-0117181, 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 PHASE 1, PARKVIEW AT RIVERWALK, as recorded in Instrument No. 20050215-0016985 and plat of Newsom Land recorded in Plat Book 1, Page 25 and Plat Book 1, Page 121 (Chancery Court).

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 Riverwalk Nashville Homeowners Association recorded at Instrument No. 20020425-0051371.

I Amy Cross Nix do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Easement for Grant of Transmission Line, recorded in Book 4257, Page 647 and Book 4230, Page 987.

Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 518 and Book 7526, Page 324.

Easement for Road and Utility Access, recorded in Instrument Nos. 20010706-0072536, 20021125-0145984 and 20040812-0097619.

Easement for Ingress and Egress as noted in a Deed of Trust, recorded in Instrument No. 20040507-0052414.

Easement and Right-of-way as set forth in Declaration of Taking recorded in Book 4205, Page 194 and Book 4226, Page 715.

Charter Right-of-way for CSX Transportation Railroad.

Matters shown on boundary survey of subject property and the entire Riverwalk Subdivision property, by American Surveying Company, titled Adelaide Robb and J. M. Davis Property dated April 2001.

Unrecorded Tennessee Valley Authority easement over the easterly portion of the property.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280..

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010919-0101279, 20021119-0143687, 20040318-0030734 and 20040826-0103240.

Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Harpeth River.

Conveyance of common areas recorded at Instrument No. 20071220-0145869.

This is improved property located at 1640 HARPETH RUN DR Nashville TN 37221-6593

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 31st day of August, 2016.

Kelly Clark Fuller

Eric Fuller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Clark Fuller and Eric Fuller, 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 31st day of August, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018