(V)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079013 DEEDWARR
Recvd: 09/09/16 08:36 2 pgs
Fees:13.00 Taxes:962.00
20160909-0094838

G-BR-16-7118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

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)
Carrie M. Berry	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
7118 Riverfront Drive	**2050 Parkway Office Circle**	**126-16-0A-459.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6584	**Birmingham, AL 35244**	
(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, **WENDY ELDIN, A MARRIED PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARRIE M. BERRY, AN UNMARRIED WOMAN**, 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. 432 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 Wendy Eldin, a married person by Warranty deed from Tina M. Smith, now known as Tina M. Wiggs of record in Instrument No. 20130709-0070580 Register's Office for Davidson County, Tennessee, dated July 03, 2013 and recorded on July 09, 2013.

Essam Ragab Hamido joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060106-0002328, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011101-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Easements and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and in Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
- 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, in the Register's Office for Davidson County, Tennessee.
- 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, in the Register's Office for Davidson County, Tennessee.
- Charter of Riverwalk Homeowner's Association, Inc. of record in Instrument Number 20020425-0051371, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed conveying Open Space and Common Areas to Riverwalk Homeowner's Associations, Inc. of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for DavidsonCounty, Tennessee.
- 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, Instrument No. 20021125-0145984, Instrument No. 20040812-0097619 and Instrument No. 20040817-0099486, in the Register's Office for Davidson County, Tennessee.

- Declaration of Road and Utilities Access Easement of record in Instrument Number 20010706-0072536, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010919-010279, Instrument No. 20021119-0143687, Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240, in the Register's Office for DavidsonCounty, Tennessee.
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7118 Riverfront Drive , Nashville, Tennessee 37221-6584**.

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 6th day of September, 2016.

Wendy Eldin

Essam Ragab Hamido

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY ELDIN AND ESSAM RAGAB HAMIDO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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