Davidson County DEEDWARR
Recvd: 09/29/16 13:44 3 pgs
Fees:18.00 Taxes:888.00
**20160929-0102816**

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF September, 2016.

NOTARY PUBLIC

My Commission expires: 1-8-19

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 8, 2019

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16080068

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kelly J. Monroe<br>1304 Westvale Drive<br>Nashville, TN 37221 | Same | 126-16-0A-<br>674.00 |

# Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Nicolas A. Reyes and wife, Lisa P. Reyes,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelly J. Monroe, an unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 582 on the Plan of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nicolas A. Reyes and wife, Lisa P. Reyes, by Warranty Deed from Rochford Realty and Construction Co., Inc., dated 12/15/09 and recorded on 12/22/09 in Instrument No. 20091222-0116303, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
1304 Westvale Drive, Nashville, TN 37221

**SUBJECT TO THE FOLLOWING:**

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20061101-0135728, said Register's Office.
3. Restrictive Covenants of record as Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, said Register's Office.
4. Declaration of Road & Utilities Access Easement of record as Instrument No. 20010706-0072536, said Register's Office.
5. By-Laws of record as Instrument No. 20011105-0121083, said Register's Office.
6. Stormwater Detention Agreement of record as Instrument Nos. 20010919-0101279, 20021119-0143687, 20040826-0103240 and Instrument No. 20040318-0030734, said Register's Office.
7. Landscape Agreement of record as Instrument No. 20010919-0101280, said Register's Office.
8. Charter Right of Way for CSX Transportation Railroad of record.
9. Agreement for Dedication of Public Utilities Easement of record as Instrument No. 20021125-0145984, said Register's Office.
10. Agreement for Public Utilities Easement of record as Instrument No. 20040812-0097619, said Register's Office.

11. Easements and rights granted to Tennessee Electric Power Company as set forth in instrument of record in Book 751, page 375 and Book 787, page 7, said Register's Office.
12. 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 Book 4226, page 715, said Register's Office.
13. 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.
14. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324, said Register's Office.
15. Dedication of common area to Riverwalk Homeowner's Association, Inc. of record in Instrument Number 20040827-0103644, and Instrument No.20071220-0145869, in the Register's Office for Davidson County, Tennessee.
16. Charter of Riverwalk Homeowner's Association, Inc. of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
17. Subject to all matters shown on the Plan of record in Plat Book 1, Page(s) 25 and 121, Register's Office for Davidson County, Tennessee.
18. Easement of record in Book 315, Page 396, Register's Office for Davidson County, Tennessee.

**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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Nicolas A. Reyes and Lisa P. Reyes** has/have caused this instrument to be executed, this the 28 day of Sept, 2016.

**Nicolas A. Reyes**

**Lisa P. Reyes**

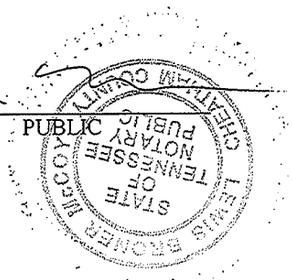
STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Nicolas A. Reyes and Lisa P. Reyes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of Sept, 2016.

My commission Expires: 8/25/18

NOTARY PUBLIC



I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

