THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33236-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,500.00. Ryan D. Schulz Affiant Subscribed and sworn to before me this 26th day of September, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Paul E. Gregoire, Jr. and Pierre O. Billiot, Jr. 7009 Bridgeport Drive Nashville, TN 37221	**Send Tax Bills To:** same address as new owner	**Tax Information:** Map and Parcel No.: 126 16 0 A 220 00CO

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, **Ryan D. Schulz and Alesia Bradley Schulz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to: **Paul E. Gregoire, Jr., an unmarried man and Pierre O. Billiot, Jr., a married man** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7009 Bridgeport Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
248-B Jackson Meadows Dr
Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20160085839 DEEDWARR
Recvd: 09/29/16 15:14 3 pgs
Fees:18.00 Taxes:926.85
20160929-0102926

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of September, 2016.

Ryan D. Schulz

Alesia Bradley Schulz

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ryan D. Schulz and Alesia Bradley Schulz**, 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, at office, this 26th day of September, 2016.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 496 on the Plan of Riverwalk, Phase 2A, Section 1, as of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan D. Schulz and Alesia Bradley, unmarried, as joint tenants with right of survivorship, by deed dated January 22, 2009 from Karen Bentley, an unmarried woman of record in Instrument No. 20090127-0007175, Register's Office for Davidson County, Tennessee. The parties having since married and Alesia Bradley is now known as Alesia Bradley Schulz.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 126 16 0 A 220 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985 and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Riverwalk Homeowner's Association, Inc. of record in Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 751, page 375, and in Book 787, page 7 and Book 513, page 396, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, and in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010919-0101279 and in Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.
11. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.