Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160090026 DEEDWARR
Recvd: 10/12/16 13:08 2 pgs
Fees: 13.00 Taxes: 1239.50
20161012-0107931

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-3-2020

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8521 STEWART JV C

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Karen Elaine Stewart and Matthew C. Webster | ~~XXXXXXXXX~~ SWBC MortgageCorp. | 126160A09100CO |
| 6536 Westfall Drive | 9311 San Pedro #100 | |
| Nashville, TN 37221 | San Antonio, TX 78216 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CAROLE MCDONALD, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**KAREN ELAINE STEWART AND MATTHEW C. WEBSTER, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6536 Westfall Drive, Nashville, TN 37221

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/or 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/or 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 hand on the 7th day of October, 2016.

Carole McDonald

Carole McDonald

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, CAROLE MCDONALD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of October, 2016.

Notary Public Mary B. Edmondson

My Commission Expires: 1-7-2017

MARY B. EDMONDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

16-8521 STEWART JV C

EXHIBIT A - LEGAL DESCRIPTION

Being Lot Number 91 on the Plan of Final Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carole McDonald, an unmarried woman by Warranty Deed from Doug Ponte, and wife, Michelle Rogers, recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121174 (see Name Affidavit in Instrument No. 20100111-0002339), in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK SUBDIVISION, PHASE 1A, SECTION 1 AND PHASE 1B, SECTION 1, as recorded in Instrument No. 20011026-0117231 and Boundary Plat recorded at Instrument No. 20011024-0115969, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. 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 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded at Instrument No. 20020425-0051371.

f. Easement for Road and Utility Access, recorded at Instrument No. 20010706-0072536.

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

h. Easement and rights granted to Nashville, Chattanooga and St. Louis Railway recorded in Book 513, Page 396.

i. Easement and Right of Way taken by Tennessee Valley Authority recorded in Book 4205, Page 194 and Book 4226, Page 715.

j. Easement and Right of Way granted to Tennessee Valley Authority recorded in Book 4257, Page 647.

k. Easement for Public Utilities to Harpeth Valley Utilities District recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.

l. Storm Water Detention Agreement recorded at Instrument No. 20010919-0101279.

m. Landscape Agreement recorded at Instrument No. 20010919-0101280.

n. Open Space recorded at Instrument No. 20020424-0050564.

o. Quitclaim Deed for Open Space and Common Areas recorded at Instrument No. 20071220-0145869.

p. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

q. Property taxes for the current year.