Davidson County DEEDWARR
Recvd: 10/12/16 16:16 3 pgs
Fees:18.00 Taxes:989.75
20161012-0108060

WARRANTY DEED

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: OCTOBER 7, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$267,500.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2016.

Notary Public

My commission expires: 10/7/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary Harris	New Owner	**Map 126-16-0-A Parcel 654.00co**
1605 Harpeth Run Drive		
Nashville, TN 37221		

FOR AND IN 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,

A. Beth Sauls, a single woman, and Brad Douglas, a single man

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

Zachary Harris

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

Land in Davidson County, Tennessee, being Lot No. 525 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, a Planned Unit Development, as 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 legal description thereof.

Being the same property conveyed to A. Beth Sauls, a single woman and Brad Douglas, a single man, tenants in common, by Deed dated December 21, 2009 from Norfolk Homes of Nashville, Inc., a Michigan corporation, of record in Instrument No. 20091223-0116750, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Brad Douglas and A. Beth Sauls, pursuant to a Power of Attorney executed by same on the 8th day of October, 2016, of record in Instrument No. 20161012-0108059, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record in Instrument No. 20061101-0135728, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, in Instrument No. 20040430-0049313, in Instrument No. 20040506-0051985, and Supplemental for Parkview at Riverwalk of record in Instrument No. 20050308-0025001, and further amended in Instrument No. 20060320-0031638, in Instrument No. 20061103-0136691, and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee. (3) Charter of Riverwalk Nashville Homeowners Association, Inc., of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee. (4) Conveyance of Common Area to Riverwalk Nashville Homeowners Association, Inc., of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee. (5) Storm Water Detention Agreement of record in Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee. (6) Grant of Transmission Line Easement of record in Book 4230, Page 987, Register's Office for Davidson County, Tennessee. (7) Easement and rights granted to Tennessee Electric Power Company as set forth in instrument of record in Book 751, Page 393, Register's Office for Davidson County, Tennessee. (8) Subject to the flow of the Harpeth River. (9) Charter Right-of-Way for CSX Transportation Railroad. (10) All matters shown on the Plan of Newsom Land of record in Book 1, Page 121, Chancery Court of Davidson County, Tennessee. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1605 Harpeth Run 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 GRANTEES 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 GRANTEES, 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 **12th** day of **October, 2016.**

A Beth Sauls by Lindsay Pierce, Attorney in fact
A. Beth Sauls

Brad Douglas by Lindsay Pierce, Attorney in fact
Brad Douglas

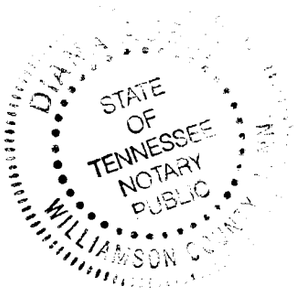
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of October, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Lindsay Pierce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **A. Beth Sauls and Brad Douglas,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **A. Beth Sauls and Brad Douglas**, for the purpose therein contained, by signing the name of **A. Beth Sauls and Brad Douglas,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12TH** day of **October, 2016.**

Diana D. Fuhr
Notary Public

My Commission Expires: 10/29/19



Certificate of Authenticity

I, Edward A. Cooper, do hereby make 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY