Davidson County	DEEDWARR
Recvd: 10/14/16 08:57	4 pgs
Fees:23.00 Taxes:1322.75	
20161014-0108680	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33262-09-2016** **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: $357,500.00. Affiant Subscribed and sworn to before me this 12th day of October, 2016. Notary Public My Commission Expires: 7/16/20 STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Shane Williams, Margaret P. Williams 7517 Woodstream Drive Nashville, TN 37221	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 126 16 0 A 313 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, **Christopher M. Maldonado and wife, Chereese Maldonado**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane Williams and Margaret P. Williams, aka Margaret P. Guillemette*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Husband and wife

This is improved property located at 7517 Woodstream 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of October, 2016.

Christopher M. Maldonado, by Gerald G. Patterson, his Attorney-in-fact

Chereese Maldonado, by Gerald G. Patterson, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Christopher M. Maldonado and Chereese Maldonado, and he is authorized by Christopher M. Maldonado and Chereese Maldonado to execute this instrument on their behalf.

Witness my hand and seal, at Office, this 12th day of October, 2016.

Notary Public
My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Riverwalk Phase 2C, as of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher M. Maldonado and wife, Chereese Maldonado by deed dated May 25, 2005 from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20050602-0062453, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 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.
2. Dedication of common area to Riverwalk Homeowners Association, Inc. of record in Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 1, pages 25 and 121, and in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
5. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of record in Book 4205, page 194, and in Book 4226, page 715, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 751, page 375, and in Book 787, page 7, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 513, page 396, 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, Instrument No. 20021119-0143687, Instrument No. 20040318-0030734, and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
11. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

