WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165571

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103670 DEEDWARR
Recvd: 11/23/16 10:25 2 pgs
Fees:13.00 Taxes:1228.40
20161123-0123673

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $332,000.00.

Affiant

Subscribed and sworn to me on November 18, 2016.

NOTARY PUBLIC

My Commission Expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29919SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel P.Markey 7553 Watervale Dr., Nashville, TN 37221	Pinnacle Bank 150 3rd Avenue South,#900 Nashville, TN 37201	126-16-A-577.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Craig S. Dore and Amy B. Dore, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Daniel P. Markey, an unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 244, on the Final Plat of Riverwalk, Phase 4-B, as of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plat referenced is hereby made for a more complete and accurate description.

Being the same property conveyed to Craig S. Dore and wife, Amy B. Dore, by Warranty Deed from Cory Batten, a single man, recorded as Instrument No. 20130930-0102395 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan recorded as Instrument No. 20060907-0110507 in the Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk, of record in Instrument No. 2011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 2006320-0031638, Instrument No. 20061103-0136691 and in Instrument No. 20061214-0154502, in said Register's Office.
4. Charter of Riverwalk Nashville Homeowners' Association, Inc. of record in Instrument No. 20020425-0051371, in said Register's Office.
5. Conveyance of Open Space and Common Area to Riverwalk Homeowners' Association, Inc., of record in Instrument No. 20071220-0145869, in said Register's Office .
6. Subject to Plan of Newsom Land of record in Plat Book 1, page 25 and in Plat Book 1, page 121, in the Chancery Court of Davidson County, Tennessee.

7. Easement and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, page 396, in said Register's Office.
8. Easement and rights granted to Tennessee Electric Power Company as set forth of record in Book 751, page 375 and Book, 787, page 7, in said Register's Office.
9. Easement and rights-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Talking of record in Book 4205, page 194, Register's Office for Davidson County, Tennessee, and Judgement of record in Book 4226, page 715, in said Register's Office.
10. Easement 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, in said Register's Office.
11. Easements granted in Agreement 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, in said Register's Office.
12. Subject to all matters on the PUD Boundary Plat, Riverwalk Community, of record in Instrument No. 20011024-0115969, in said Register's Office.
13. Storm Water Detention Agreement of record under Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and in Instrument No. 20040826-0103240, in said Register's Office.
14. Declaration of Road and Utility Access Easements of record under Instrument No. 20010706-0072536, in said Register's Office.
15. Landscape Agreement of record in Instrument No. 20010919-0101280, in said Register's Office.

This property is also known as improved property located at 7553 Watervale 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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 18th day of November, 2016.

Craig S. Dore

Amy B. Dore

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Craig S. Dore and Amy B. Dore to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 18, 2016.

My Commission Expires: _____

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

NOTARY PUBLIC