WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Y-AH-16-7141-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 02/26/17 (AFFIX SEAL)

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Amanda LeBeau and Christopher LeBeau	**NEW OWNER**	
(NAME)	(NAME)	**126-16-0A-374.00**
7141 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMMANUEL MARCELLA AND KATHY MARCELLA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA LEBEAU AND CHRISTOPHER LEBEAU, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 460 on the Plan of Riverwalk, Phase 3A, of record in Instrument No. 20041020-0126317, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emmanuel Marcella and Kathy Marcella, husband and wife by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20051228-0155539, Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on December 28, 2005.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502 , Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20020425-0051371 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
- Open Space and Common Area of record in Instrument No. 20020424-0050564 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
- Charter Right of Way for CSX Transportation Railroad.
- Easement for Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easements for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's Office for Davidson County, Tennessee.
- Easement for Road and Utility Access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170000994 DEEDWARR
Recvd: 01/05/17 09:20 2 pgs
Fees:13.00 Taxes:1091.50

20170105-0001127

- Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7141 Riverfront Drive , Nashville, Tennessee 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 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 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 the 29th DAY OF DECEMBER, 2016.

Emmanuel Marcella

Kathy Marcella

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMANUEL MARCELLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY MARCELLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212