Davidson County DEEDWARR
Recvd: 02/28/17 10:08 2 pgs
Fees:13.00 Taxes:1052.65
20170228-0019677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-19-17

(AFFIX SEAL)

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

O-VRES-17-7012

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MFR-170056

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen G. Hunley, Sr. and Kimberly B. Hunley	New Owner	
(NAME)	(NAME)	**126-16-0A-262.00-CO**
7012 Bridgeport 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, **LARRY S. BORIS AND WIFE, MARGARET BORIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN G. HUNLEY, SR. AND KIMBERLY B. HUNLEY, HUSBAND AND WIFE,** 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. 356 on the Plan of Final Plat Riverwalk Phase 2A, Section 1 of record in Plat at Instrument No. 20031014-0151989, 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 Larry S. Boris and wife, Margaret C. Boris by Warranty deed from The Craig Company of record in Instrument No. 20070724-0087726 Register's Office for Davidson County, Tennessee, dated July 19, 2007 and recorded on July 24, 2007.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, First Amendment in Instrument No. 20020424-0050565, amended Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee;
- HOA Charter of record in Instrument Number 20020425-0051371, in the Register's Office for DavidsonCounty, Tennessee;
- Quitclaim Deed Conveying the Open Space and Common Areas to Riverwalk Homeowners Association, Inc., of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for DavidsonCounty, Tennessee;
- Easement for Harpeth Utilities District of record in Book 7526, Page 315, Book 7526, page 318, Book 7526, page 324 and Instrument No. 20021125-0145984,, in the Register's Office for Davidson County, Tennessee;
- Easement for Roads & Access of record in Instrument Number 20010706-0072536, in the Register's Office for DavidsonCounty, Tennessee;
- Easement for Storm Water Detention of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143687, in the Register's Office for DavidsonCounty, Tennessee;
- Easement for Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7012 Bridgeport 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 21st DAY OF FEBRUARY, 2017.

Larry S. Boris

Margaret Boris AKA Margaret C. Boris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY S. BORIS, 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 21st of February, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET BORIS, 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. * AKA Margaret C. Boris

Witness my hand and official seal, this the 21st of February, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY