THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33553-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $303,000.00. Affiant Subscribed and sworn to before me this 19th day of April, 2017. Notary Public My Commission Expires:

ANNE-MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

Address New Owner: Reuel Easterling, III Elisa Easterling 7101 Riverfront Drive Nashville, TN 37221	**Send Tax Bills To:** CMG Mortgage, Inc. 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	**Tax Information:** Map and Parcel No.: 126 16 0 A 221 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, **Christian Cullen and wife, Emily Cullen,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reuel Easterling, III and Elisa Easterling, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7101 Riverfront 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.

BILL GARRETT, Davidson County
Trans:T20170034933 DEEDWARR
Recvd: 04/25/17 15:44 3 pgs
Fees:18.00 Taxes:1121.10
20170425-0040668

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of April, 2017.

Christian Cullen

Emily Cullen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christian Cullen and Emily Cullen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2017.

Notary Public

My Commission Expires:

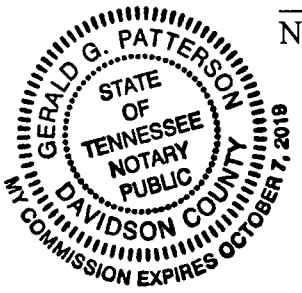


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Riverwalk Phase 2A, Section 1, as of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christian Cullen and Emily Cullen, husband and wife by deed dated September 28, 2015 from Tara Jeanne Minor-Rogers of record in Instrument No. 20150930-0099171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 126 16 0 A 221 00CO.
2. 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.
3. Dedication of common area to Riverwalk Homeowner's Association, Inc. of record in Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 751, page 375, and in Book 787, page 7 and Book 513, page 396, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, and in Book 4257, page 647, 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 and in Instrument No. 20021119-0143687, and 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.
12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.