PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170037114 DEEDWARR
Recvd: 05/02/17 15:41 2 pgs
Fees:13.00 Taxes:1627.63
20170502-0043263

W & I Ref: (RF) Title No.: 58892
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Parkinson Leigh Ann Parkinson 928 Falling Water Court Nashville, TN 37221	PINNACLE BANK 150 3RD AVE S., SUITE 900 NASHVILLE, TN 37201

TAX MAP PARCEL NUMBERS: 126160A48300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stanley M. Spence and Celeste A. Spence, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Parkinson and Leigh Ann Parkinson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Riverwalk Phase 2D of record in Instrument No. 20041020-0126324 corrected by Surveyors Certificate of Correction of record in Instrument No. 20041109-0135316 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stanley M. Spence and Celeste A. Spence, husband and wife by Warranty Deed from Michael J. Paszek and wife, Wendy M. Paszek, dated July 28, 2013 and recorded on July 1, 2013 of record in Instrument No. 20130701-0067581, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, of record in Instrument No. 20041020-0126324 corrected by Surveyors Certificate of Correction of record in Instrument No. 20041109-0135316, said Register's Office, which Plan shows a 20 foot minimum building setback line from Falling Water Drive now known as Falling Water Court, and the rear line of said lot, and a 20 foot easement for public utility and drainage purposes along the front line of said lot.
A 10 foot water line easement along the southeasterly portion of the rear line.
A 20 foot water line easement along the easterly side line of said lot with an 8 inch water line lying therein.
And a 5 foot side minimum setback line.
Subject to Charter Right of Way for CSX Transporation Railroad.
Charter of Riverwalk Nashville Homeowners Association of record in Instrument No. 20020425-0051371, said Register's Office.
Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.
Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.
The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, and Instrument No. 20061214-0154502, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 928 Falling Water Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2017.

Stanley M. Spence **Celeste A. Spence**

State of Tennessee

County of Davidson

On this 27th day of April, 2017, before me the undersigned authority, personally appeared Stanley M. Spence and Celeste A. Spence, 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 the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $439,900.00.

Affiant

Sworn and subscribed before me this 27th day of April, 2017.

Notary

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017