THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170411633** BILL GARRETT, Davidson County Trans:T20170044977 DEEDWARR Recvd: 05/26/17 10:27 2 pgs Fees:13.00 Taxes:1291.30 20170526-0052600	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: William M. Hines Kristin Dodek Hines 7232 Riverfront Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-16-0A-539.00-CO

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, **Brent A. Reed and Tabitha N. Reed, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Hines and Kristin Dodek Hines, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Final Plat, Riverwalk, Phase 3C, of record in Plat at Instrument No. 20050706-0077607 and Surveyors Certificate of Correction recorded in Instrument No. 2007330-0038464, 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 Brent A. Reed and Tabitha N. Reed, husband and wife by Warranty deed from Christopher W. Stirling and wife, Kristen Y. Stirling of record in Instrument No. 20150528-0049174 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 28, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 200507106-0077607 and Surveyors Certificate of Correction recorded in Instrument No. 2007330-0038464, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan PUD Boundary Plat of record as Instrument Number 20011024-0115969, Register's Office of 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, Instrument No. 2002042-0050565, Instrument No. 20040430-0049813 and Instrument No. 20040506-0051985 and Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons,

By-Laws of record in Instrument Number 20011105-0121083, in the Register's Office for Davidson County, Tennessee.

Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.

Road and Utility Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143587, in the Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.

Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647 and Book 4230, Page 987, in the 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, in the Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee.

Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.

Strom Water Detention Agreement of record in Instrument Number 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20150528-0049174 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7232 Riverfront Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2017.

Brent A. Reed

Tabitha N. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent A. Reed and Tabitha N. Reed, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018