WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050297 DEEDWARR
Recvd: 06/13/17 09:49 2 pgs
Fees:13.00 Taxes:943.50
20170613-0059086

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8984 MART JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Mart and Catherine Mart	New Owner	126160A67700CO
1313 WESTVALE DRIVE		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GLENDA J. JOHNSON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MATTHEW MART, AND CATHERINE MART, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1313 WESTVALE DRIVE, 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(S), their heirs and/or 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/or 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 hand on the 8th day of June, 2017.

Glenda J. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 8th day of June, 2017.

Notary Public

My Commission Expires: 7/6/20

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

17-8984 MART JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 590 on the Final Plat of Parkview at Riverwalk Phase 2, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Steven R. Bishop, married to Glenda J. Johnson, unmarried as recorded on the 25th day of November, 2015 in Instrument No. 20151125-0119914 and Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation to Steven R. Bishop, an unmarried man as recorded on the 4th day of June, 2008 in Instrument No. 20080604-0056969, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, PARKVIEW AT RIVERWALK, A CLUSTER LOT DEVELOPMENT, as recorded in Instrument No. 20061101-0135728 and plat of NEWSOME LAND recorded in Plat Book 1, Page 25 and Plat Book 1, Page 121 (Chancery Court) and PUD Boundary Plat recorded at Instrument No. 20011024-0115969, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.

f. Charter of Riverwalk Nashville Homeowners Association, Inc. recorded at Instrument No. 20020425-0051371.

g. Easement for Tennessee Electric Power Company, recorded in Book 751, Page 375 and Book 787, Page 7.

h. Easement for Right-of-way, recorded in Book 4257, Page 647.

i. Easement for Right-of-way Taken by Tennessee Valley Authority, recorded in Book 4205, Page 194 and Book 4226, Page 715.

j. Easement for Ingress and Egress, recorded in Instrument No. 20040507-0052414.

k. Declaration of Road & Utilities access easement of record in Instrument No. 200107060072536.

l. Tennessee Valley Authority Easement of record in Book 4230, Page 987.

m. Greenbelt Applications of record in Book 9996, Page 579 and Book 9996, Page 580 and Book 9996, Page 581.

n. Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

o. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

p. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Harpeth River.

q. Agreement for Dedication of Easement for Public Utilities as set forth in instrument recorded in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Instrument Nos. 20021125-0145984 and 20040812-0097619.

r. Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.

s. Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010919-0101279, 20021119-0143687, 20040318-0030734 and 20040826-0103240.

t. Matters shown on Boundary Survey of the subject property (and the entire Riverwalk Subdivision property) by American Surveying Company titled Adelaide Robb and J.M. Davis property dated April 2001 as shown at Instrument No. 20080604-0056969.

u. Charter Right-of-way for CSX Transportation Railroad as shown at Instrument No. 20080604-0056969.

v. Easement to Tennessee Valley Authority as shown at Instrument No. 20080604-0056969.

w. Quitclaim Deed to Homeowners Association recorded at Instrument Nos. 20020424-0050564 and 20071220-0145869.

x. Easement and Rights to Nashville, Chattanooga and St. Louis Railway recorded in Book 513, Page 396.

y. Easement to Harpeth Valley Utility District recorded at Instrument No. 20021125-0145984.

z. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

Aa. Property taxes for the current year.