30035-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075062 DEEDWARR
Recvd: 08/29/17 09:01 2 pgs
Fees:13.00 Taxes:980.50
20170829-0088414

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Parks W. Runyon	OWNER	Map 126-16-0-A Parcel 646.00co
1545 Bending River Drive		
Nashville, Tennessee 37221		

FOR AND IN 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,

Phillip Vineyard and Emily Vineyard, husband and wife

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

Parks W. Runyon, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 517 on the Plan of the Final Plat of Parkview at Riverwalk, Phase 2, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phillip Vineyard and Emily Vineyard, husband and wife, by Deed dated May 20, 2016 from Nita L. Blemker, Trustee of The Blemker Family Revocable Living Trust, of record in Instrument No. 20160524-0051857, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Phillip Vineyard and Emily Vineyard, pursuant to a Power of Attorney executed by him/her/them on the 21 day of August, 2017, of record in Instrument No. 20170829-0088411, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20061101-0135728 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, and Supplemental for Parkview at Riverwalk in Instrument No. 20050308-0025001, and further amended in Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee. (3) Subject to the flow of the Harpeth River. (4) All matters shown on the plan of Newsom Land of record in Book 1, Page 121, Chancery Court. (5) Charter Right of Way for CSX Transportation Railroad. (6) Easement and rights granted to Tennessee Electric Power Co., of record in Book 751, Page 393, said Register's Office. (7) Grant of Transmission Line Easement of record in Book 4230, Page 987, said Register's Office. (8) Stormwater Detention Agreement of record in Instrument No. 20040318-0030734, said Register's Office. (9) Charter of Riverwalk Nashville Homeowners' Association, Inc., of record in Instrument No. 20020425-0051371, said Register's Office. (10) Conveyance of common area to Riverwalk Nashville Homeowners' Association, Inc., of record in Instrument No. 20071220-0145869, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1545 Bending River 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 GRANTEES 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 GRANTEES, 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 **28th** day of **August, 2017.**

Phillip Vineyard by Houston Howell, attorney-in-fact

Phillip Vineyard by Houston Howell, Attorney-in-Fact

Emily Vineyard by Houston Howell, attorney-in-fact

Emily Vineyard by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of August, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Phillip Vineyard and Emily Vineyard,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Phillip Vineyard and Emily Vineyard**, for the purpose therein contained, by signing the name of **Phillip Vineyard and Emily Vineyard,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2017.**

Anna Agee

Notary Public

My Commission Expires: 5-8-18

