THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $374,900.00.

Affiant

Subscribed and sworn to before me, this29th day of September, 2017.

Notary Public
My Commission Expires: 4.24.19

Bill Garrett Davidson County
Batch# 6354 DEEDWARR
10/02/2017 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20171002-0100429

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lorraine A. Charles and Mario Charles 6624 VALLEYPARK DR Nashville TN 37221-6541	New Owner	Tax Parcel ID No. 126-16-0A-085.00 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, **James W. Moore and Ginger L. Moore, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorraine A. Charles and Mario Charles, a married couple** , ("Grantees"), its 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. 85 on the Plan of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, as of record under Instrument No. 20011026-0117231, 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 James W. Moore and Ginger L. Moore, husband and wife by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, recorded on the 28th day of February, 2003 in Instrument No. 20030228-0026540, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Ginger L. Moore as Attorney-in-fact for James W. Moore which Power of Attorney is recorded in Instrument No. 201710020100428, Register's office for Davidson County, Tennessee.

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.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 1A, SECTION 1, AND PHASE 1B, SECTION 1, as recorded in Instrument No. 20011026-0117231.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638 and 20061103-0136691.

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

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

Easement for Grant of Transmission Line, recorded in Book 4257, Page 647.

Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument Nos. 20021125-0145984 and 20040812-0097619.

Easement for Road and Utilities, recorded in Instrument No. 20010706-0072536.

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

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

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

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

Easements and Rights granted to Nashville, Chattanooga & St. Louis Railway in Book 513, Page 396 and Tennessee Electric Power Company recorded in Book 751, Page 375 and Book 787, Page 7.

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

This is improved property located at 6624 VALLEYPARK DR Nashville TN 37221-6541

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 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, its 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 29th day of September, 2017.

James W. Moore by Ginger L Moore his attorney in fact

James W. Moore
By: Ginger L. Moore, His Attorney In Fact

Ginger L. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginger L. Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for James W. Moore, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, BRANDON LIPPMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of SUMNER

Personally appeared before me, Penny Allison [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

{Notary' Seal}

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY