THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170813085

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 15651 DEEDWARR
10/20/2017 09:12:00 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171020-0107460

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melissa Darnall 7146 Riverfront Drive Nashville TN 37221		Tax Parcel ID No. 126-16-0A-387.00-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, **Shaun A. Daugherty and wife, Erica M. Daugherty,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Darnall, unmarried**, ("Grantees"), her 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. 446 on the Plan of Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, 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 Shaun A. Daugherty and wife, Erica M. Daugherty by Warranty deed from Scott L. Orsburn and wife, Carla T. Osburn of record in Instrument No. 20080930-0098912 Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on September 30, 2008.

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 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
Charter of record in Instrument No. 20020425-0051371 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.

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

Quitclaim Deed of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee. Charter Right of Way for CSX Transportation Railroad.

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

Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, 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, Register's Office for Davidson County, Tennessee.

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

Easement for Road and Utility Access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

This is improved property located at 7146 Riverfront Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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 16th day of October, 2017.

Shaun A. Daugherty

Erica M. Daugherty

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun A. Daugherty and Erica M. Daugherty, 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 16th day of October, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON