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

CRT File No. 170913384

Bill Garrett Davidson County
Batch# 19377 **DEEDWARR**
10/30/2017 02:12:20 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20171030-0111048

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2017.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Curtis A. Walsh & Leslie R. Walsh 1409 Bending River Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-408.00-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, **Paul Grebel and Michelle Ryder-Grebel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis A. Walsh and Leslie R. Walsh, 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. 541 on the Plan of Final Plat Parkview at Riverview, Phase 1, a Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, 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 Paul Grebel by Warranty deed from Kelly Oakley and husband, Brent Oakley of record in Instrument No. 20131108-0116293 Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on November 08, 2013.

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 as Instrument Number 20050215-0016985, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of Newsom Land record in Book 1, Page 25 and Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Riverwalk, with By-Laws of Riverwalk Homeowner's Association, Inc. appended thereto, of record in Instrument No. 20011105-0121083, as 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.

Charter of Riverwalk Nashville Homeowners Association Inc. of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.

Open Space and Common Area of record in Instrument No. 20020424-0050564; Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.

Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the 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, 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 Roads & Utility Access of record in Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.

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

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

Transmission Line Easement to United States of America of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.

Utility Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.

Greenbelt Assessment of record in Book 9996, Page 579; Book 9996, Page 580 and Book 9996, Page 581, in the Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement of record in Instrument Number 20040507-0052414, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20131108-0116293 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1409 Bending River 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 27th day of October, 2017.

Paul Grebel

Michelle Ryder-Grebel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Grebel and Michelle Ryder-Grebel, 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 27th day of October, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY