WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,500.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

O-AR-17-6837

Bill Garrett Davidson County
Batch# 21207 DEEDWARR
11/02/2017 11:46:59 AM 2 pgs
Fees: $13.00 Taxes: $1,056.35

20171102-0112582

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DYLAN MICHAEL LYNCH AND JENNIFER MARIE LYNCH	OWNER	
(NAME)	(NAME)	126-16-A-147.00CO
6837 Bridgewater Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATALIE M. BALLARD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN MICHAEL LYNCH AND JENNIFER MARIE LYNCH, HUSBAND AND WIFE.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 147 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Plat at Instrument No. 20011026-0117231, 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 Natalie M. Ballard, an unmarried person, by Warranty Deed from Jason Baldwin, joined by his spouse, Lindsey D. Baldwin, recorded September 4, 2012 in Instrument No. 20120904-0079298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee;
- All matters shown on the PUD Boundary Plat in Instrument 20011024-0115969, 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 Riverwalk of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985 and Instrument No. 20060320-0031638, Instrument No. 20050308-0025001, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee;
- Charter in Instrument 20020425-0051371, Register's Office for Davidson County, Tennessee;
- Conveyance of common areas and/or open space to HOA in Instrument No. 20020424-0050564 and Instrument 20010706-0072536, Register's Office for Davidson County, Tennessee;
- Easements to Tennessee Electric Power Co. in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee;
- Declaration of Road and Utilities Access Easement in Instrument 20010706-0072536, Register's Office for Davidson County, Tennessee;
- Easements to Nashville, Chattanooga and St. Louis Railways in Book 513, page 396, Register's Office for Davidson County, Tennessee;
- Right of Way easements to Tennessee Valley Authority in Book 4205, page 194 and Book 4226, page 715 and Book 4257, page 647, Register's Office for Davidson County, Tennessee;
- Easement to Harpeth Valley Utilities in Book 7526, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee;
- Landscape Agreement in Instrument 20010919-0101280, Register's Office for Davidson County, Tennessee;

- Storm Water Detention Agreement in Instrument 20010919-0101279, Register's Office for Davidson County, Tennessee;
- Public Utilities Easement in Instrument 20021125-0145984, Register's Office for Davidson County, Tennessee;
- Subject to matters shown on the Plan in Book 1, pages 25 & 121, Register's Office for Davidson County, Tennessee;
- Transmission Line Easement in Book 4257, page 647, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Property taxes for 2018 and therafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6837 Bridgewater 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 GRANTEE(S), their heirs and 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 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 the 31st DAY OF OCTOBER, 2017.

Natalie M. Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212