THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 63920 DEEDWARR
03/01/2018 10:13:21 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180301-0019157

ADDRESS NEW OWNER
Kevin James Keating
3733 Springwater Dr.
Nashville, TN 37221

SEND TAX BILLS TO
Same as New Owner

MAP/PARCEL
141-06-0C-079.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CHRISTOPHER H. HULL AND CAROLINE A. HULL, HUSBAND AND WIFE ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto KEVIN JAMES KEATING, an unmarried man ("Grantee" herein), his heirs, successors, and assigns, a certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to CHRISTOPHER H. HULL AND CAROLINE A. HULL, HUSBAND AND WIFE, by deed from MICHAEL E. MILLER, of record in Instrument No. 20150824-0085086, dated August 17, 2015, said Register's Office.
>
> This is improved property known as: **3733 Springwater Dr., Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 2018: A lien, but not yet due and payable.
2. Matters shown on the Plan of record in Instrument No. 20030709-0094605 and Boundary Plat of record in Instrument No. 20020709-0082561, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016044, Instrument No. 20030218-0020999 and Instrument No. 20030303-0027396, said Register's Office.
4. ByLaws of Riverbridge Homeowner's Association, Inc. of record in Instrument No.

20030218-0020999, said Register's Office.

5. Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.
6. Easement and rights granted to Nashville Chattanooga and St. Louis Railway of record in Book 1298, page 244, said Register's Office.
7. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7601, page 415, said Register's Office.
8. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, said Register's Office.
9. Easements as set forth in the Declaration of Covenants, Conditions and of record in Instrument No. 20030205-0016044, said Register's Office.

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 27th day of February, 2018.

Christopher H. Hull

By: Caroline A. Hull, attorney in fact

CHRISTOPHER H. HULL

Caroline A. Hull

CAROLINE A. HULL

STATE OF TENNESSEE)

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared CAROLINE A. HULL (the within-named bargainor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this ~~27th~~ 26th day of February, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE A. HULL, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of CHRISTOPHER H. HULL (the within-named bargainor) as his duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said CHRISTOPHER H. HULL.

Witness my hand and official seal at Nashville, this 26th day of February, 2018.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $275,000.00

Affiant

Sworn to and subscribed before me this 26th day of February, 2018.

Notary Public

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 8, 2018