WARRANTY DEED

Bill Garrett Davidson County
Batch# 67972 **DEEDWARR**
03/13/2018 08:25:04 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180313-0023360

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Amanda Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018
(AFFIX SEAL)

R-CB-18-7229

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)
Cory Michael Rossman	Guaranteed Rate, Inc.	
(NAME)	(NAME)	**126-16-A-512.00CO**
7229 Riverfront Drive	3940 N Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago, IL 60613	
(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, **RONALD J. BIERNACKI AND ELIZABETH A. BIERNACKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY MICHAEL ROSSMAN, UNMARRIED,** 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 287, RIVERWALK, PHASE 3C, as shown on plat of record in Instrument No. 20050706-0077607 and Surveyor's Certificates of Correction recorded at Instrument Nos. 20060104-0001187 and 20070330-0038464, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald J. Biernacki and wife, Elizabeth A. Vargas by Warranty Deed from The Craig Company, a Tennessee Corporation, recorded July 3, 2006 in Instrument No. 20060703-0079169, in the Register's Office of Davidson County, Tennessee.

Elizabeth A. Vargas is now known as Elizabeth A. Biernacki.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 3C, as recorded in Instrument No. 20050706-0077607, corrected at Instrument Nos. 20060104-0001187 and 20070330-0038464 and PUD Boundary Plat recorded at Instrument No. 20011024-0115969
- Property taxes for the year 2018 and subsequent years
- 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; 20061103-0136691 and 20061214-0154502
- Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.
- Charter of Homeowners Association recorded at Instrument No. 20020425-0051371.
- Easement for Road and Utilities Access, recorded in Instrument No. 20010706-0072536.
- Stormwater Detention Agreements recorded at Instrument Nos. 20010919-0101279 and 20040826-0103240.
- Landscape Agreement recorded at Instrument No. 20010919-0101280.
- Conveyance to Homeowners Association recorded at Instrument No. 20071220-0145869.
- Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.
- Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.
- Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.
- Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7229 Riverfront 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 9th DAY OF MARCH, 2018.

Ronald J. Biernacki

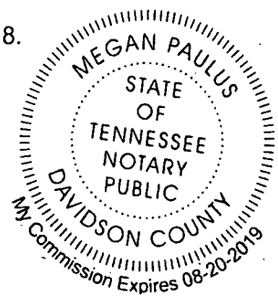
Elizabeth A. Biernacki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD J. BIERNACKI, 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 9th of March, 2018.

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

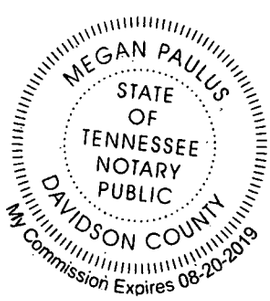


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH A. BIERNACKI, 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 9th of March, 2018.

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



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