THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Pamela S. Nicosin & Louis B. Travathan, Jr.
7120 Riverfront Drive
Nashville, TN 37221
SEND TAX BILLS TO:
new owner

Bill Garrett Davidson County
Batch# 75903 **DEEDWARR**
04/03/2018 12:18:55 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180403-0031095

WARRANTY DEED

(Map 126 16 0A, Parcel 458.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **RALPH BAILEY and wife, KIMBERLEY BAILEY**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **PAMELA S. NICOSIN and LOUIS B. TREVATHAN, JR.**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 433, Final Plat of Riverwalk, Phase 3-B, according to plat and survey of same appearing of record in Instrument No. 20060106-0002328, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Ralph Bailey, by Warranty Deed from Valerie Deaton Storey, unmarried, dated June 22, 2015, of record in Instrument No. 20150629-0062104 in the Register's Office of Davidson County, Tennessee.

Kimberley Bailey, spouse of Ralph Bailey, joins herein to convey any interest she may have by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20060106-0002328; to restrictive covenants of record in Restrictive Covenants of record in Instrument No. 20011101-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; Instrument No. 20061214-0154502; to Easements and Rights granted to Nashville, Chattanooga, and St. Louis Railway of record in Book 513, page 396; to Easements and Rights granted to easement to Tennessee Electric Power Company of record in Book 751, page 375; and Book 787, page 7; to Easements and rights-of-way taken by TVA easement of record in Book 4205, page 194; and Judgement of record in Book 4226, page 715; to Easements and rights-of-way granted to TVA set fourth in Grant of Transmission Line Easement of record in Book 4257, page 647; to Charter of Riverwalk Homeowner's Association of record in Instrument No. 20020425-0051371; to Quitclaim Deed conveying Open Space and Common Areas of Riverwalk Homeowner's Association, Inc., of record in Instrument No. 20020424-0050564; and Instrument no. 20040827-0103644; to Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, page 315; Book 7526, page 318; Book 7526, page 324; Instrument No. 20021125-0145984; Instrument No. 20040812-0097619; and Instrument No. 20040817-0099486; to Declaration of Road and Utilities Access Easement of record in Instrument No. 20010706-0072536; to Storm Water Detention Agreement on record in Instrument No. 20010919-010279; Instrument No. 20021119-0143687; Instrument No. 20040318-0030734; and Instrument no. 20040826-0103240; to Landscape Agreement of record in Instrument No. 20010919-0101280; Subject to the rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County, Tennessee;

and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 7120 Riverfront Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 29th day of March, 2018.

RALPH BAILEY

KIMBERLEY BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Bailey and Kimberley Bailey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY ALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of March, 2018.

Notary Public

My commission expires: May 15th, 2021

J KASEY ALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180189