WARRANTY DEED

Bill Garrett
Batch# 98801
06/01/2018 10:07:11 AM
Fees: $13.00 Taxes: $936.10

Davidson County
DEEDWARR
2 pgs

20180601-0052197

R-FA-18-1601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 06/06/20

(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Ashley Waller and Vickie Finlay	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
1601 Harpeth Run Drive	**6100 TOWER CIRCLE, SUITE 600**	**126-16-0A-653.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(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, **LISA BELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY WALLER AND VICKIE FINLAY, 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. 524 on the Plan of Final Plat of Parkview at Riverwalk, Phase 2 of record in Plat at Instrument No. 20061101-0135728, 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 Lisa Bell, an unmarried individual by Warranty deed from Tiffany N. Burns, an unmarried individual of record in Instrument No. 20150701-0063754 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 01, 2015.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years.
- Plan of Newsom Land record in Book 1, Page 25 and Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
- Plan of record as Instrument Number 20061101-0135728, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, as amended in Instrument Number 20020424-0050565, Instrument Number 20040430-0049313, Instrument Number 20040506-0051985, Instrument Number 20050308-0025001, Instrument Number 20060320-0031638, Instrument Number 20061103-0136691, and Instrument Number 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter of Riverwalk Nashville Homeowners Association, Inc of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Open Space and Common Area of record in Instrument Number 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 Road & Utility Access of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20010919-0101279, Instrument Number 20021119-0143687, Instrument Number 20040826-0103240 and Instrument Number 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Instrument Number 20021125-0145984, and Instrument Number 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.
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20090708-0063794 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Harpeth Run 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 30th DAY OF MAY, 2018.

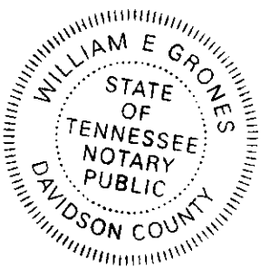
Lisa Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA BELL, 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 30th of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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