Bill Garrett Davidson County
Batch# 110428 DEEDWARR
06/29/2018 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20180629-0062975

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

Aleksandr
Affiant

Subscribed and sworn to before me, this the 28th day of June, 2018.

Notary Public

My commission expires: 3/8/2021
(AFFIX SEAL)

I M CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aleksandr Vaysben Megan Haglin Vaysben	First Community Mortgage	Map 126-16-0-A Parcel 541.00co
7240 Riverfront Drive	PO BOX 291205	
Nashville, TN 37221	Nashville TN 37229	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marshall Munoz, and Rachel Marie Pilkinton nka Rachel Munoz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aleksandr Vaysben and Megan Haglin Vaysben, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 333 on the Final Plat of Riverwalk, Phase 3C, of record in Instrument No. 20050706-0077607, as corrected in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marshall Munoz, a single man and Rachel Marie Pilkinton, a single woman, as tenants in common with rights of survivorship, by Deed dated May 17, 2016 from Wael Z. Aoudi, of record in Instrument No. 20160518-0049606, Register's Office for Davidson County, Tennessee. The said Marshall Munoz and Rachel Marie Pilkinton having since married, and Rachel Marie Pilkinton is now known as Rachel M. Munoz.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20050706-0077607, as corrected in Instrument No. 20070330-0038464, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Riverwalk, of record in Instrument No. 20011105-0121083, First Amendment in Instrument No. 20020424-0050565, Second Amendment in Instrument No. 20040430-0049313, Third Amendment in Instrument No. 20040506-0051985 and further amended in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee. (3) Charter of the Homeowners' Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee. (4) Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office. (5) Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040806-0103240, said Register's Office. (6) Easements and Rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and Book 787, Page 7, said Register's Office. (7) Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee. (8) Title to that portion of the land lying below the ordinary low mark of the Harpeth River. (9) Easement for the flow of the waters of the Harpeth River and the rights of the public therein. (10) Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution. (11) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River. (12) Conveyance of open space filed of record in Instrument No. 20071220-0145869, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as 7240 Riverfront Drive, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **28th** day of **June, 2018.**

Marshall Munoz

Rachel Muñoz

Rachel Munoz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marshall Munoz and Rachel Munoz,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2018.**

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY