Bill Garrett Davidson County
Batch# 128877 DEEDWARR
08/14/2018 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20180814-0080261

#34389

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34389-07-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2018. Notary Public My Commission Expires: MAY 6, 2019

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: David F. Bennett, Vivian D. Bennett 7248 Riverfront Drive Nashville, TN 37221	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 126 16 0 A 543 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher G. McLeod and Tavia H. McLeod, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David F. Bennett and Vivian D. Bennett, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7248 Riverfront Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2018.

Christopher G. McLeod

Tavia H. McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher G. McLeod and Tavia H. McLeod, 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, at office, this 13th day of August, 2018.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Riverwalk Phase 3C, as of record in Instrument No. 20050706-0077607, as corrected by Surveyors Certificate of Correction of record in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher G. McLeod and Tavia H. McLeod by deed dated August 10, 2007 from Celebration Homes, LLC of record in Instrument No. 20070816-0098201, Register's Office for Davidson County, Tennessee. Corrected by Affidavit of Scrivener's Error of record in Instrument No. 20071004-0118641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 126 16 0 A 543 00CO. (Estimated to be $2,489.83)
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Riverwalk Homeowner's Association, Inc. of record in Instrument No. 20020071220-0145869, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20050706-0077607, as corrected by Surveyors Certificate of Correction in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 751, page 375, and in Book 787, page 7 and Book 513, page 396, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, and in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010919-0101279 and in Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
11. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.
13. Declaration of Road and Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
14. Title to that portion of the premises embraced within the bounds of the charter right-of-way of the CSX Transportation Railroad.

True Copy Certification

I, KELLY E. COX, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

