McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(1)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 8, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawn J East	New Owner	126160AS30000CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 255158 **DEEDWARR** 07/11/2019 09:00:32 AM 2 pgs Fees: $13.00 Taxes: $1,622.45
7528 Watervale Drive		
(ADDRESS)	(ADDRESS)	20190711-0067504
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I, **Cory W Medlin**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shawn J East and Andrew D East, wife and husband as tenants by the entirety**, hereinafter called the GRANTEE(S), their 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. 236, on the plan of FINAL PLAT RIVERWALK PHASE 2A (erroneously shown as Phase 2B on prior deed), SECTION 2, as shown on plat of record in Instrument 200310140151984, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cory W. Medlin by Warranty Deed dated 03/22/2006, from The Craig Company, a Tennessee corporation, of record in Instrument 20060425-0047392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 200310140151984; (2) Covenants, conditions, easements and restrictions of record in Instrument 20011105-0121083, amended in Instrument 20020424-0050565, Instrument 20040430-0049313, Instrument 20040506-0051985, Instrument 20060320-0031638, Instrument 20061103-0136691 and Instrument 20061214-0154502; (3) Easements of record in Book 751, Page 375 and Book 787, Page 7; (4) Easement of record in Book 513, Page 396; (5) Easements of record in Book 4205, Page 194 and Book 4226, Page 715; (6) Grant of Transmission Line Easement of record in Book 4257, Page 647; (7) Public Utilities Easement of record in Book 7526, Page 315, Page 7526, Page 318 and Book 7526, Page 324; (8) Easement of record in Instrument 20010706-0072536; (9) Stormwater Detention Agreement recorded in Instrument 20010919-0101279, Instrument 20021119-0143687 and Instrument 20040826-0103240; (10) Landscape Agreement of record in Instrument 20010919-0101280; (11) Public Utilities Easement of record in Instrument 20021125-0145984 and Instrument 20040812-0097619; (12) Quitclaim Deed to the Homeowner's Association of record in Instrument 20040827-0103644; (13) Charter of record in Instrument

20020425-0051371; (14) Quitclaim Deed conveyed to Riverwalk Homeowners Association Inc., of record in Instrument 20040827-0103644, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7528 Watervale Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 8th day of July, 2019.

Cory W Medlin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cory W Medlin**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of July, 2019.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064