Karen Johnson Davidson County
Batch# 351786 DEEDWARR
02/03/2020 09:29:04 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20200203-0011985

This Instrument Prepared By:
**Athens Title & Escrow LLC**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
Elias Z. Ata
6449 Riverplace Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 126
GROUP 16 0A
PARCEL 199.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rogers Investment Properties, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Elias Z. Ata and Philippa E. Ata, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Riverwalk, Phase IA, Section 2, and Phase IB, Section 2 of record in Instrument No. 20021022-0129510, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rogers Investment Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from CH & CH, LLC, a Tennessee Limited Liability Company, dated October 11, 2019, and filed of record in Instrument No. 20191014-0104821, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of on the Plan of Riverwalk, Phase IA, Section 2, and Phase IB, Section 2, of record in Instrument No. 20021022-0129510, said Register's Office.
3. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, and Instrument No. 20061214-0154502, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604©.
4. Rail road Easement of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
5. Right of Way Easements in favor of Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
6. Declaration of Taking of record in Book 4205, Page 194, in the Register's Office for Davidson County, Tennessee.
7. Easement contained in that judgment of record in Book 4226, Page 715, in the Register's Office for Davidson County, Tennessee.
8. Grant of Transmission Line Easement of record in Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Public Utilities Easements in favor of 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.
10. Declaration of Road and Utility Access Easement Stormwater Detention Agreements of record in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, in the Register's Office for Davidson County, Tennessee.
11. Landscape Agreement of record in Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
12. Quitclaim Deed to the Riverwalk Homeowners Association, Inc. of record in Instrument No. 20020424-0050564, in the Register's Office for Davidson County, Tennessee.
13. Charter of the Riverwalk Nashville Homeowner's Association, Inc. of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
14. All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other govern mental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions that would violate Title 42 USC 3604.
15. Property is subject to any and all restrictions, easements, and conditions of record and/or not previosly recorded in Register's Office for Davidson County.

This is improved property known as **6449 Riverplace Drive, Nashville, Tennessee 37221.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elias Z. Ata and Philippa E. Ata, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 24th day of January, 2020.

**Rogers Investment Properties, LLC, a Tennessee limited liability company**

By: Justin Rogers, authorized member

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers, authorized member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Justin Rogers, authorized member** of **Rogers Investment Properties, LLC, a Tennessee limited liability company,** the within named bargainor, , and that he as such , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 24th day of January, 2020.

NOTARY PUBLIC My Commission Expires
My Commission Expires: ~~January 23, 2023~~

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $515,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of January, 2020.

NOTARY PUBLIC My Commission Expires
My Commission Expires: ~~January 23, 2023~~

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY