WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-4-06

(AFFIX SEAL)

WILSON COUNTY, TENNESSEE ★ JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/02/04 15:39 2pgs
Fees:13.00 Taxes:375.55

20040902-0106614

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan D Millay	First Horizon Home Loan Corporation	Map 85
(NAME) 201 Riverstone Court	(NAME) PO Box 7481	Group 14-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Springfield Ohio 45501	Parcel 201
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Carla J. Maxson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Nathan D Millay , an unmarried man, 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 Unit No. 201 on the Plan of Riverstone Condominiums, Phase One as of record in Plat Book 6200, Page 466 and amended in Plat Book 6900, Page 317, Register's Office for said County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements at Riverstone Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6998, Page 839, restated in Book 7245, Page 211, said Register's Office.

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Being the same property conveyed to Carla J. Maxson, unmarried by Warranty Deed dated April 23, 1996 from J. Elizabeth Knott F/K/A J. Elizabeth Early and husband, James L. Knott of record in Book 10027, Page 318, Register's Office for Davidson County, Tennessee

By-Laws as shown of record in Book 6998, Page 839, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7120, Page 707, Book 7257, Page 151 and Book 7824, Page 853, Register's Office for said County.

Master Deed as shown of record in Book 6698, Page 839, Book 7245, Page 211 and Book 11016, Page 159, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Book 11016, Page 153, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement 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 ☒ property, known as 201 Riverstone Court, Nashville, TN 37214

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 31st day of August, 2004.

Carla J. Maxson

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carla J. Maxson, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/31/2004

My Commission Expires: 6-4-06

Notary Public



File Number2408413

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122