Record & Return To: Smith Shafer Associates, PLLC.
846 Conference Drive, Suite 4, Goodlettsville, TN. 37072

Davidson County DEEDWARR
Recvd: 11/29/04 15:06 2pgs
Fees:13.00 Taxes:455.10
20041129-0141625

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Ilene Hagan
222 Riverstone Court
Nashville, TN. 37214

SEND TAX BILLS:
Same as new owner

MAP 85-14, GROUP A, PARCEL 222.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **KIMBERLY S. MANLEY, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **ILENE HAGAN, UNMARRIED,** the following described property to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 222 on the plan of Riverstone Condominiums, Phase One, as of record in Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **KIMBERLY S. MANLEY, A SINGLE WOMAN** by deed from **JANE M. CLOUSE, UNMARRIED** of record in Instrument No. 20020904-0106250, Register's Office for Davidson County, Tennessee.

Taxes for 2004 are to be prorated and paid by Grantor named herein.

This is improved property known as:
222 Riverstone Court
Nashville, Tennessee 37214

Said conveyance is made subject to Master Deed of record in Record Book 6998, Page 839 and restated in Book 7245, Page 211 and amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee, Charter of Home Owners Association of record in Record Book 7120, Page 707 and amended in Book 7257, Page 151 and amended in Book 7824, Page 853, Register's Office for Davidson County, Tennessee, plan of record in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, and subject to any visible and unrecorded easements, building regulations and zoning regulations.

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, her heirs and/or assigns

forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on This the 19th day of November, 2004.

Kimberly S. Manley

KIMBERLY S. MANLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **KIMBERLY S. MANLEY**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 19th day of November, 2004.

NOTARY PUBLIC 3/25/07

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

(SEAL)

My Commission Expires:
3/25/07.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of November, 2004.

NOTARY PUBLIC

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

(SEAL)

My Commission Expires:
3/25/07.