File No. 250801838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/12/05 13:30 2 pgs
Fees:13.00 Taxes:395.90

20050912-0109451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nell Sumner	Nell Sumner	MAP 85-14-A
(NAME) 201 Riverstone Place	(NAME)	PARCEL 201
(ADDRESS) Nashville, TN 37214	(ADDRESS) ,	
(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, **Nathan D. Millay, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nell Sumner, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER 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.

Being the same property conveyed to Nathan D. Millay, an unmarried man by Warranty Deed from Carla J. Maxson, unmarried of record in Instrument No. 2004-0902-0106614, 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 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 ☒ property, known as 201 Riverstone Place, 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 GRANTEE(S), HER heirs and 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), HER 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, 2005.

Nathan D. Millay

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me the undersigned, a Notary Public in and for the aforesaid county sand state, the within named Nathan D. Millay, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 31st day of August, 2005.

Commission expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: [redacted]1838

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