Davidson County DEEDWARR
Recvd: 06/29/07 15:03 2 pgs
Fees:13.00 Taxes:754.80
20070629-0078119

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of June, 2007 by and between **Ashley S. Blough and husband, Michael Blough**, hereinafter referred to as GRANTOR, and **Lynette C. Bartoy**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Unit No. 15 on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) Master Deed of record in Book 6998, page 839, as restated in Book 7254, page 211 and amended in Book 11016, page 159, Register's Office for Maury County, Tennessee.

2) Homeowners Association Charter of record in Book 7120, page 707 and Articles of Amendment of record in Book 7257, page 151 and Book 7824, page 853, said Register's Office.

3) Stormwater Detention Agreement of record in Book 11016, page 153, said Register's Office.

4) Sanitary Sewer and/or Storm Drainage of record in Book 4786, page 789 and Book 5166, page 820, said Register's Office.

Being the same property conveyed to Ashley M. Speer, an unmarried woman, by Warranty Deed from Caliber Development Group, L.P., dated December 10, 2002, recorded December 13, 2002, of record in Instrument 20021213-0153855, Register's Office for Davidson County, Tennessee.

Ashley M. Speer is now married and now known as Ashley S. Blough. Michael Blough hereby joins in this conveyance to relinquish all of his marital rights.

This is [X]improved [ ]unimproved property known as: 304 Riverstone Blvd, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ashley S. Blough

Michael Blough

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Ashley S. Blough and Michael Blough, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of June, 2007.

Carrie Hughes
Notary Public

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES SEPTEMBER 22, 2009

My Commission Expires

Name and Address of Property Owner:
Lynette C. Bartoy
304 Riverstone Blvd.
Nashville, TN 37214

Send Tax Statements to:

First State Bank
2796 N. Highland Ste C/D
Jackson TN 38305

Map & Parcel No. 085.14-0A-304.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $204,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of June, 2007.

Notary Public

Mandy Alsup State of Tennessee Notary Public Wilson Co.

My Commission Expires: 5/14/2011

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-266