File No. 280101202

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/08 10:02 2 pgs
Fees:13.00 Taxes:579.05
20080212-0014013

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9.17.2011 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Scott Knowles	Jeffrey Scott Knowles	085-14-0A-108.00CO
(NAME)	(NAME)	
108 Riverstone Drive	108 Riverstone Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37214	
(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, **Christina R. Lockhart, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Scott Knowles, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 108, on the Plan of Riverstone Condominiums, Phase One, of record in Plat Book 6200, Page 466, amended in Book 6900, Page 317, and amended in Book 6900, Page 466, 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 William H Gentry and Joyce A Gentry by Warranty Deed dated October 1, 2004 from Sharon K Potter, unmarried and filed of record in Instrument 20041014-0123996, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Christina R. Lockhart, unmarried by Warranty Deed dated April 19, 2006from William H Gentry and Joyce A Gentry, husband and wife, and filed of record in Instrument 20060421-0045907, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years, a lien not yet ascertainable, due or payable; Master Deed of record in Book 6998, Page 839, Book 7245, Page 211, Book 11016, Page 159, Book 6998, Page 868, Book 7245, Page 250 Book 6998, Page 885, Book 7120, Page 707, Book 7257, Page 151, and in Book 7824, Page 853, said Register's Office;Subject to all matters as set forth per Plat Book 6900, Page 317, amended in Plat Book 6900 and Page 466, Register's Office of said County.

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 108 Riverstone Drive, 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), his 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), his 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 hand this 11th day of February, 2008.

Christina R. Lockhart

Christina R. Lockhart

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 Christina R. Lockhart, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of February, 2008.

Commission expires:

9.17.2011

Notary Public

File Number: 280101202

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

