Davidson County DEEDWARR
Recvd: 11/17/08 12:47 2 pgs
Fees:13.00 Taxes:555.00

20081117-0113204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2008

Notary Public

MY COMMISSION EXPIRES: 05/03/2010 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

File No.: 2008100008

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina Rogers	New Owner	085-14-0-A-102.00CO
(NAME)	(NAME)	
102 Riverstone Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/WE, Angel Trotter, now known as Angel T. Kinney, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristina Rogers, _____ 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 Number 102 on the plan of Phase One, Riverstone Condominiums, according to Master Deed of record in Book 6998, Page 839, restated in Book 7245, Page 211 in the Register's Office of Davidson County, Tennessee, and more particularly described in Book 6200, Page 466 (as amended in Book 6900, Page 317), Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Angel Trotter, single, by Warranty Deed from Kenneth Williams, single, dated 05/20/04, recorded 05/24/04 in Instrument Number 20040524-0060691, Register's Office for Davidson County, Tennessee.

Ben Kinney joins in the execution of this instrument for the purposes of conveying any/all interest he may have in subject property by virtue of his marriage to Angel T. Kinney.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 102 Riverstone Dr, Nashville, TN 37214
(House Number) (Street) (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 11 day of November, 2008.

Angel T. Kinney

Ben Kinney

STATE OF IDAHO
COUNTY OF Ada

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Angel Trotter, now known as Angel T. Kinney and husband Ben Kinney, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 11 of November, 2008.

JAMIE BOX
NOTARY PUBLIC
STATE OF IDAHO

Notary Public

My Commission Expires 1-18-2014

RETURN TO:

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1104 Fatherland Street Ste B
Nashville, TN 37206