File No. 290300984

WARRANTY DEED

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090024435 DEEDWARR
Recvd: 04/14/09 10:33 2 pgs
Fees: 13.00 Taxes: 425.50
20090414-0033544

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall A. Moore	Guaranty Trust Company	
(NAME)	(NAME)	
203 Riverstone Court	316 Robert Rose Drive	MAP/PARCEL 085-14-0A-203.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(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, William Arthur Simms**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Randall A. Moore, an unmarried man**, 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. 203 on the Plan of PHASE ONE, RIVERSTONE CONDOMINIUM PLAT, a horizontal property regime established by Master Deed of record in Book 6998, Page 839; and by Restated Master Deed of record in Book 7245, Page 211; as Amended of record in Book 7257, Page 151 and Book 7824, Page 853, together with the appurtenant undivided interest in the common areas of Riverstone Condominiums, as shown by plat of record in Plat Book 6900, Page 317, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverstone Condominiums, of record in Book Book 6998, Page 839; and by Restated Master Deed of record in Book 7245, Page 211; as Amended of record in Book 7257, Page 151 and Book 7824, Page 853, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert M. Simms, an unmarried person by Warranty Deed dated July 7, 1998, from Dwan Anne Allen, an unmarried person and filed for record on July 13, 1998, in Book 11018, Page 26, Register's Office for said County. The said Robert M. Simms having since died and leaving all rights and interest in above described property to William Arthur Simms, as Devisee under the Last Will & Testament of Robert Mortgage Simms, as shown of record as Exhibit B to Docket No. 08P1771, Register's Office for said County.

Subject to all matters as set forth on the boundary plat of record in Book 6200, Page 466, Register's Office of said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record Book 6998, Page 839, Book 7245, Page 211 and Book 11016, Page 159 in the Register's Office for said County.

Water Line Easement as shown of record in Book 7295, Page 991, 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.

Charter of Riverstone Condominiums Homeowner's Association, Inc. as shown of record in Book 7120, Page 707, Book 7257, Page 151 and Book 7824, Page 853, 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 203 Riverstone Court, 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 9th day of April, 2009.

Will-Arthur Simms

William Arthur Simms

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Arthur Simms, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 4/9/2009.

My Commission Expires: 11-28-09

Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

File Number: 290300984

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122