THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2569

BILL GARRETT, Davidson County
Trans:T20100014999 DEEDWARR
Recvd: 03/15/10 09:22 2 pgs
Fees:13.00 Taxes:436.60
20100315-0019286

Property Address: 219 Riverstone Court, Nashville, TN 37214

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John D. Blonshine**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Diana F. Sullivan,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 219 on the Plan of Riverstone Condominiums, Phase One, of record in Book 6900, page 317, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John D. Blonshine, by Deed from Timothey J. Jeffus, dated 12/31/07, of record in Instrument #: 20080104-0001073, as corrected by Schrivner's Affidavit of record in Instrument #: 20080114-0004095, Register's Office for Davidson County, Tennessee.

This improved property is known as 219 Riverstone Court, Nashville, TN 37214.

Map/Parcel#: 85-14-A-219.00.CO

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 26nd day of February, 2010.

John D. Blonshine {Seal}
John D. Blonshine

_____ {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the ~~29th~~ 26 day of ~~May, 2009~~ February 2010, before me the undersigned officer, personally appeared John D. Blonshine, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is
$ 115,000.00

Affiant

~~SUBSCRIBED~~ AND SWORN TO BEFORE ME, THIS 26 DAY OF February, ~~2009.~~ 2010 RH

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

ADDRESS OF NEW OWNERS
SEND TAX STATEMENTS TO:
Map/ Parcel: 85-14-A-219.00CO
Diana F. Sullivan
~~New Owners~~
219 Riverstone Ct.
NASHVILLE, TN 37214