Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2010.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

PICK-UP

BILL GARRETT, Davidson County
Trans:T20100022238 DEEDWARR
Recvd: 04/14/10 14:42 2 pgs
Fees:13.00 Taxes:629.00
20100414-0028230

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chris Stiles	**Bank of America, N.A.**	**Map\Parcel: 085-14-0-A-100.00CO**
100 Riverstone Drive	**P.O. Box 961291; FTWX-22**	
Nashville, TN 37214	**Fort Worth, TX 76161-0291**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Hal W. Tevebaugh, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Stiles, unmarried

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 No. 100 on the Plan of Phase One, Riverstone Condominiums, of record in Book 6200, Page 466, amended in Book 6900, Page 317, a horizontal property regime established by Master Deed and By-Laws of record in Book 6998, page 839 and restated in Book 7245, page 211, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Hal W. Tevebaugh and wife, Wilma D. Tevebaugh by Warranty Deed from Caliber Development Group, L.P., dated March 11, 1999, of record in Book 11384, Page 890, Register's Office for Davidson County, Tennessee. Wilma D. Tevebaugh has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 317, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance contained in an instrument of record in Book 7295, Page 991, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6998, Page 885 and amended in Book 7120, Page 708 and Book 7824, Page 853, Register's Office for DAVIDSON County, Tennessee.
Articles of Incorporation of Homeowners Association of record in Book 7120, Page 707 and amended in Book 7257, page 151, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4786, Page 789 and Book 5166, Page 820, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11016, Page 153, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 6998, Page 868 and amended in Book 7245, Page 250, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Book 6998, Page 839 and reinstated in Book 7245, Page 211 and amended in Book 11016, Page 159, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 100 Riverstone Drive, Nashville, TN 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 12th day of April, 2010.

Hal W. Tevebaugh

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Hal W. Tevebaugh, widower , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2010.

Notary Public

My Commission Expires: 9/22/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100173CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027