File No. 100263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100034259 DEEDWARR
Recvd: 06/07/10 09:26 2 pgs
Fees:13.00 Taxes:646.58
20100607-0043818

Rebecca Campbell State of Tennessee Notary Public County of Sumner

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheri A. Viar	Peoples Home Equity, Inc	085 14 0A 110.00 CO
(NAME)	(NAME)	
110 Riverstone Drive	213 Ward Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Robert H Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheri A. Viar, an unmarried woman, 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:

Being Unit No. 110 on the Plan of Riverstone Condominiums, Phase One, of record in Book 6200, page 466, amended in Book 6900, page 317, 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 Robert H. Williams, unmarried by deed from Philip R. Romines and wife, Lynne C. Romines, dated September 25, 2000 and recorded on September 28, 2000 in Instrument No. 20000928-0095993, Register's Office, Davidson County, Tennessee, and further conveyed to Robert H. Williams and wife, Sandra K. Williams by quitclaim deed of record in Instrument No. 20021107-0137363, re-recorded in Instrument No. 20050331-0034878, said Register's Office, and further conveyed to Robert H. Williams by quitclaim deed of record in Instrument No. 20061127-0146328, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 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 easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverstone Condominium of record in Book 6998, page 839, Book 7245, page 211, Book 11016, page 159 said Register's Office.

Charter of Riverstone Condominium Homeowners Association, Inc. of record in Book 6998, page 885 and Book 7120, page 708, said Register's Office. Articles of Amendment of record in Book 7257, page 152 and Book 7824, page 853, said Register's Office.

By-Laws of Riverstone Condominium of record in Book 6998, page 868, as restated in Book 7245, page 250, said Register's Office.

File No. 100263

unimproved ☐

This is improved ☒ property, known as 110 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 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 hand this 3rd day of June, 2010.

Robert H Williams

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H Williams, the bargainor(s), 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 this 3rd day of June, 2010.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County