WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110065431 DEEDWARR
Recvd: 10/19/11 12:36 2 pgs
Fees:13.00 Taxes:888.00
20111019-0081393

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE @
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

Cam Trest
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF OCTOBER, 2011.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/07/2013

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04183 LOHAFER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael L. Lohafer and Susan Lohafer	CITIBANK, N.A.	85-14-A-307.00 CO
307 Riverstone Blvd	1000 Technology Drive	
Nashville, TN 37214	O'Fallon, MO	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AGNES B. ECKENFELDER, AN UNMARRIED WOMAN

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

MICHAEL L. LOHAFER , AND WIFE, SUSAN LOHAFER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 307 Riverstone Blvd, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 14th day of October, 2011.

Agnes B. Eckenfelder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, AGNES B. ECKENFELDER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of October, 2011.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

11-04183 LOHAFER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 21, RIVERSTONE CONDOMINIUMS, PHASE TWO, as shown on plat of record in Instrument No. 20010814-0087503, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wesley Eckenfelder and wife, Agnes B. Eckenfelder by Warranty Deed from Anderson Holding Group, LLC, recorded on the 30th day of May, 2008 in Instrument No. 20080530-0055260, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSTONE CONDOMINIUMS, PHASE TWO, as recorded in Instrument No. 20010814-0087503 and Boundary Plat recorded in Plat Book 6200, Page 466, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Homeowners Association recorded in Book 7120, Page 707, Book 7257, Page 151 and Book 7824, Page 853.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVERSTONE CONDOMINIUMS of record in Book 6998, Page 839 , as amended by instrument(s) of record in Book 7245, Page 211 and Book 11016, Page 159; also subject to 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 building thereon.

f. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820.

g. Easement recorded in Instrument No. 20040109-0003624.

h. Stormwater Detention Agreement recorded in Book 11016, Page 153.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.