WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-VRES-12-307

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathan R. Powers	Johnathan R. Powers	
307 Riverstone Blvd.	(NAME) 307 Riverstone Blvd.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	85-14-A-307.00 CO
(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, we MICHAEL L. LOHAFER AND SUSAN LOHAFER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHNATHAN R. POWERS AND WIFE, SUSAN A. POWERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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 DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL L. LOHAFER, AND WIFE, SUSAN LOHAFER BY WARRANTY DEED FROM AGNES B. ECKENFELDER, AN UNMARRIED WOMAN, RECORDED ON THE 19TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111019-0081393, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO WESLEY ECKENFELDER AND WIFE, AGNES B. ECKENFELDER BY WARRANTY DEED FROM ANDERSON HOLDING GROUP, LLC, DATED MAY 29, 2008, FILED FOR RECORD ON MAY 30, 2008 IN INSTRUMENT NO. 20080530-0055260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WESLEY ECKENFELDER HAVING SICE DIED ON MARCH 28, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN INSTRUMENT NO. 20010814-0087503 AND PLAT BOOK 6200, PAGE 466; HOA CHARTER OF RECORD IN BOOK 7120, PAGE 707, BOOK 7257, PAGE 151 AND BOOK 7824, PAGE 853; MASTER DEED OF RECORD IN BOOK 6998, PAGE 839 AS AMENDED IN BOOK 7245, PAGE 211 AND BOOK 11016, PAGE 159; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4786, PAGE 789 AND BOOK 5166, PAGE 820; EASEMENT OF RECORD IN INSTRUMENT NO. 20040109-0003624; AND STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 11016, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 307 Riverstone Blvd., Nashville, Tennessee 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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20120089070 DEEDWARR
Recvd: 11/21/12 09:34 2 pgs
Fees:13.00 Taxes:962.00
20121121-0107345

Witness my/our hand(s) this 14th day of November, 2012.

Michael L. Lohafer

Michael L. Lohafer

Susan Lohafer

Susan Lohafer

STATE OF Tennessee
COUNTY OF Davidson

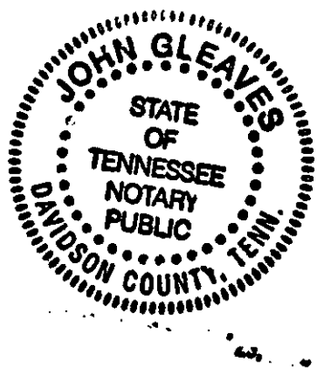
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Lohafer and Susan Lohafer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 14th day of November, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2012 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122