BILL GARRETT, Davidson County
Trans:T20130019462 DEEDWARR
Recvd: 03/11/13 10:30 2 pgs
Fees:13.00 Taxes:360.75

20130311-0023766

WARRANTY DEED

ET-12-2766

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~10/05/15~~ 10/20/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Castronvinci	Beverly Castronvinci	
221 Riverstone Court	(NAME) 221 Riverstone Court	85-14-A-221.00 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROLE K.KELLEY, UNMARRIED F/K/A CAROLE K. SHUMATE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY CASTRONVINCI, UNMARRIED, 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 221, RIVERSTONE CONDOMINIUMS, PHASE ONE, as shown on plat of record in Plat Book 6900, Page 317, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Carole K. Shumate, unmarried by Warranty Deed from Riley, Russell, Cahn, & Associates, recorded on the 13th day of April, 1993 in Deed Book 8915, Page 465, in the Register's Office of Davidson County, Tennessee.

The said Carol K. Shumate now using her maiden name is now known as Carol K. Kelley, unmarried.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSTONE CONDOMINIUMS, PHASE ONE, as recorded in Plat Book 6900, Page(s) 317 and Boundary Plat recorded in Plat Book 6200, Page 466; Charter of Homeowners Association recorded in Book 7120, Page 707, Book 7257, Page 151 and Book 7824, Page 853; 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; Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820; Easement recorded in Instrument No. 20040109-0003624; Stormwater Detention Agreement recorded in Book 11016, Page 153, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 221 Riverstone Court, 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.

Witness my/our hand(s) this 2nd day of November, 2012.

Carole K. Kelley

STATE OF Tennessee

COUNTY OF Wilson

On this the 2nd day of November, 2012, before me personally appeared Christopher J. Shumate to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carole K.Kelley and who acknowledged he executed the same as the free act and deed of the said Carole K.Kelley.

Witness my hand and official seal, this the 2nd day of November, 2012.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520