WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140001609 DEEDWARR
Recvd: 01/08/14 12:45 2 pgs
Fees:13.00 Taxes:444.00

20140108-0002091

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Donald W Shockney Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2013.

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald W. Shockney Jr.	Mortgage Investors Group	085140A20000CO
(NAME)	(NAME)	
319 Elberta Street	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Knoxville, TN 37923	
(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, **Billy Wayne Brown, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Donald W. Shockney Jr., an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 200, on the plan of Phase One, Riverstone Condominium Plat of record in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, and being further established by the Master Deed of record in Book 6998, Page 839, as restated in Book 7245, Page 211 and amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Billy Wayne Brown by Warranty Deed dated 12/21/2009 from Richard L. Shelton of record in Instrument 200912300118544, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6200, Page 466 and Plat Book 6900, Page 317, said Register's Office.
Master Deed and By-Laws filed for record in Book 6998, Page 839, as restated in Book 7245, Page 211 and amended in Book 11016, Page 159, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4786, Page 789 and Book 5166, Page 820, said Register's Office.
Deed of Conveyance of record in Book 7295, Page 991, said Register's Office.
Stormwater Detention Agreement of record in Book 11016, Page 153, said Register's Office.
Charter of the Homeowner's Association of record in Book 7120, Page 707, as amended of record in Book 7257, Page 151 and Book 7824, Page 853, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 200 Riverstone Court, 200, 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 GRANTEE(S), their heirs and/or 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/or 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 26th day of December, 2013.

Billy Wayne Brown

State of Tennessee
County of Wilson

Personally appeared before me Billy Wayne Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of December, 2013.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122