THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081584**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $197,500.00. Andy J Jager Affiant Subscribed and sworn to before me, this 8th day of September, 2014. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20140066920 DEEDWARR
Recvd: 09/09/14 09:12 2 pgs
Fees:13.00 Taxes:730.75
20140909-0082325

WARRANTY DEED

Address New Owner: Andy J. Jager 304 Riverstone Boulevard Nashville TN 37214	Send Tax Bills To: USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 085-14-0-A-304.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynette C. Bartoy and husband, Joseph Rallo** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andy J. Jager, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 15, RIVERSTONE CONDOMINIUMS, PHASE TWO, as shown on plat of record in Instrument No. 200108140087503, 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 Lynette C. Bartoy by Warranty Deed from Ashley S. Blough and husband, Michael Blough, recorded on the 29th day of June, 2007 in Instrument No. 20070629-0078119, in the Register's Office of Davidson County, Tennessee.

Joseph Rallo, spouse of Lynette C. Bartoy joins in this conveyance for the purpose of relinquishing any and all marital rights to the property being herein conveyed.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSTONE CONDOMINIUMS, PHASE TWO, as recorded in Instrument No. 200108140087503.

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, PHASE TWO of record in Book 6998, Page 839, as amended by instrument(s) of record in Book 7245, Page 211 and Book 10116, 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 Sewer/Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820.

Conveyance to Metro for Sidewalks recorded at Instrument No. 20040109-0003624.

Stormwater Detention Agreement recorded in Book 11016, Page 153.

This is improved property located at 304 Riverstone Boulevard Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of September, 2014.

Lynette C Bartoy

Lynette C. Bartoy

Joseph P. Rallo

Joseph Rallo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynette C. Bartoy and husband Joseph Rallo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014