WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043439 DEEDWARR
Recvd: 06/03/15 11:10 2 pgs
Fees: 13.00 Taxes: 577.20

20150603-0051733

State of Tennessee
County of ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 1-8-2017

(AFFIX SEAL)

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel Scott Ellis	New Owner	085-14-0-A-222.00 CO
(NAME)	(NAME)	
222 Riverstone Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gregory A. Page, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Scott Ellis,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in Davidson County, Tennessee, described as follows:

BEING Unit No. 222, on the plan of Riverstone Condominium, according to the Master Deed of record in Book 6998, page 839; Book 7245, page 211; Book 11016, page 159, in the 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, and more particularly described in Book 6900, page 317, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gregory A. Page, an unmarried man, by Warranty Deed from Ilene Carol Hagan, an unmarried woman, dated June 28, 2013, of record in Instrument No. 20130703-0069231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6900, page 317; Master Deed of record in Book 6998, page 839; Book 7245, page 211 and Book 11016, page 159; Articles of Incorporation/Charter of record in Book 7120, page 707; Book 7257, page 151 and Book 7824, page 853; Stormwater Detention Agreement of record in Book 11016, page 153; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 222 Riverstone Ct., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of May, 2015.

Gregory A. Page - Marcia Eden - attorney in fact

Gregory A. Page, by Marcia Eden, his Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Marcia Eden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for **Gregory A. Page**, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Gregory A. Page**, the within named bargainor by the said **Marcia Eden** as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of May, 2015.

Notary Public
My Commission Expires: _____

File No.: 20904

