Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabe Williger, Trustee 6600 Villa Road Dallas, TX 75252	New Owner	085-14-0-A--313.00CO

For and in 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, we,

Sandra Diane McKay now known as Sandra Price, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gabe Williger Trustee of The Gabe Williger Living Trust

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Unit No. 24 (aka Unit No. 313), on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Diane McKay by Warranty Deed from Caliber Development Group, L.P. dated March 29, 2006 of record in Instrument Number 20070404-0040473, Register's Office for Davidson County, Tennessee. Sandra Dianne McKay has since married and is now known as Sandra Price. Sandra Diane McKay and Sandra Price are one and the same person.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20010814-0087503, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6998, Page 839, Restated MD in Book 7425, Page 211, amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement for Sewer and Storm Drainage to the Metropolitan Government of record in Book 4786, Page 789, said Register's Office.
5) Property is subject to an Easement for Sewer and Storm Drainage to the Metropolitan Government of record in Book 5166, Page 820, said Register's Office.
6) Property is subject to the HOA Charter of record in Book 7257, Page 151, amended in Book 7257, Page 151 and Book 7824, Page 853, said Register's Office.
7) Property is subject to a Stormwater Detention Agreement of record in Book 11016, Page 153, said Register's Office.
8) Property is subject to the Conveyance to Metro for Sidewalks of record in Instrument Number 20040109-0003624, said Register's Office.
9) Property is subject to the Conveyance for Water and Sewerage Services of record in Book 7295, Page 991, said Register's Office.
10) Property is subject to Judgment of Declaration of Taking of record in Book 2337, Page 283, said Register's Office.
11) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **313 Riverstone Blvd., Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans: T20150063372 DEEDWARR
Recvd: 08/03/15 08:50 2 pgs
Fees: 13.00 Taxes: 1442.63
20150803-0076100

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(s) this 30th day of July, 2015.

Sandra Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sandra Price, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076