BILL GARRETT, Davidson County
Trans:T20150071533 DEEDWARR
Recvd: 08/24/15 14:21 2 pgs
Fees:13.00 Taxes:562.40

20150824-0085307

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$152,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|21st day of August, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-20-2017
| (AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 NUMBER:

Reanna Mortensen
106 Riverstone Drive
Nashville, TN 37214

Franklin Synergy Bank
722 Columbia Ave
Franklin, TN 37064

085-14-0-A-106.00

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,

Larry W. Price and wife Sandra D. Price

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

Reanna Mortensen, a single woman

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:

LAND in Davidson County, Tennessee, being Unit No. 106, on the plan of Phase One, Riverstone Condominiums, a horizontal property regime, established and described in Exhibit "A" to Restated master Deed of Record in Book 7245, Page 211; amending Book 6998, Page 839; amending Plat Book 6200, Page 466, and Plat Book 6900, Page 317, 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 Elsie R. Price, an unmarried woman by Deed from Jeanina McAnn French, a married woman, dated December 14, 2001, of record in Instrument Number 20011227-0142445, Register's Office for Davidson County, Tennessee. Property was then conveyed to Elsie R. Price and Larry Wilson Price by Quitclaim deed from Elsie R. Price dated October 24, 2003 of record in Instrument Number 20031106-0163329, said Register's Office. Property was then conveyed to Larry W Price, an unmarried man by Quitclaim deed from Elsie R. Price dated November 17, 2006 of record in Instrument Number 20070111-0004599, said Register's Office. Property now vests Larry W. Price and wife, Sandra D. Price by Quitclaim deed from Larry W. Price dated May 1, 2012, of record in Instrument Number 20120502-0037810, said Register's Office.

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 MD 6998, Page 839, Restated in Book 7245, Page 211, amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for Sewer/Storm Drainage granted to Metropolitan Government of record in Book 4786, Page 789 and in Book 5166, Page 820, said Register's Office.
5) Property is subject to Stormwater Detention Agreement of record in Book 11016, Page 153, said Register's Office.
6) Property is subject to Conveyance to Metro for Right of Way and Sidewalks of record in Instrument Number 20040109-0003624, said Register's Office.
7) Property is subject to HOA Charter of record in Book 7120, Page 707, as amended in Book 7257, Page 151 and Book 7824, Page 853, said Register's Office.
8) Property is subject to Conveyance for Water/Sewerage Services of record in Book 7295, Page 991, said Register's Office.
9) Property is subject to Declaration of Taking of record in Book 2337, Page 283, said Register's Office.
10) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **106 Riverstone Drive, 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(s) this 21st day of August, 2015.

Larry W. Price

Sandra D. Price

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand, at office, this 21st day of August, 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

Return to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

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