WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064394 DEEDWARR
Recvd: 07/27/16 08:40 2 pgs
Fees:13.00 Taxes:1332.00
20160727-0077048

B-KW-16-305-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabe Williger Living Trust	**Gabe Williger Living Trust**	
(NAME)	(NAME)	**085-14-0A-305.00-CO**
305 Riverstone Boulevard	**3035 Jubilee Ridge Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2552	**Franklin, TN 37069**	
(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 consideration, the receipt of which is hereby acknowledged, **KIMBERLY GALE MAY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABE WILLIGER LIVING TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County being Unit No. 20 on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Gale May, a single woman by Warranty deed from Lisa Settles, unmarried of record in Instrument No. 20111107-0086720 Register's Office for Davidson County, Tennessee, dated October 31, 2011 and recorded on November 07, 2011. Being also known as 305 Riverstone Boulevard Nashville, Tennessee 372142552.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record as Instrument Number 20010814-0087503, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Riverstone Condominiums of record in Book 6998, Page 839; Book 7245, page 211; Book 11016, page 159 and 868, Book 6998, Page 868 and Book 7245, page 250, Register's Office for Davidson County, Tennessee.
- Charter of Riverstone Condominiums Homeowner's Association of record in Book 6998, page 885; Book 7120, page 708 and Book 7824, page 853 .
- Stormwater Detention Agreement of record in Instrument No. 11016, page 153.
- Sanitary Sewer Easement of record in Book 4786, page 789 and Book 5166, page 820.
- Articles of Incorporation for Homeowners Association of record in Book 7120, page 707 and Book 7257, page 151.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 Riverstone Boulevard , Nashville, Tennessee 37214-2552**.

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 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 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/our hand(s) this the 25th DAY OF JULY, 2016.

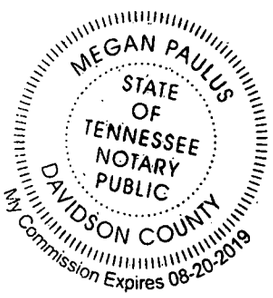
Kimberly Gale May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY GALE MAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212