BILL GARRETT, Davidson County
Trans:T20160078453 DEEDWARR
Recvd: 09/07/16 14:48 2 pgs
Fees:13.00 Taxes:592.00
20160907-0094201

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2016.

Notary Public

My commission expires: 4-21-19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lucas Fredrick Minton	Lucas Fredrick Minton	085-14-0A-222.00-CO
222 Riverstone Court	222 Riverstone Court	
Nashville, TN 37214-2538	Nashville, TN 37214-2538	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joel Scott Ellis, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lucas F. Minton, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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 Hene Carol Hagen, an unmarried woman of record in Instrument No. 20130703-0069231 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.
Being the same property conveyed to Joel Scott Ellis by Warranty deed from Gregory A. Page, an unmarried man of record in Instrument No. 20150603-0051733 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 03, 2015.

This is **X** improved ☐ unimproved property known as **222 Riverstone Court, Nashville, TN 37214-2538.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on this the 30th day of August, 2016.

Joel Scott Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joel Scott Ellis, the bargainor(s), with whom I am personally acquainted (or 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of August, 2016.

Notary Public
My Commission Expires: 9.24.18

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 616204