Grantee 10

Greenville Title & Escrow, LLC
2257 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160091449 DEEDWARR
Recvd: 10/17/16 14:12 2 pgs
Fees:13.00 Taxes:660.45
20161017-0109553

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $178,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-20-2019

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8562 KIELISZEK JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kevin Kieliszek	New Owner	085140A10600CO
106 Riverstone Drive		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

REANNA MORTENSEN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN KIELISZEK , A SINGLE PERSON

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.

Being the same property conveyed to Reanna Mortensen, a single woman by Warranty Deed from Larry W. Price and wife Sandra D. Price, recorded on the 24th day of August, 2015 in Instrument No. 20150824-0085307, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6200, Page(s) 466 and Plat Book 6900, Page 317, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Homeowners Association recorded in Book 7120, Page 707, as amended in Book 7257, Page 151 and Book 7824, Page 853.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverstone Condominium of record in Book 6998, Page 839, restated in Book 7245, Page 211, as amended

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverstone Condominium of record in Book 6998, Page 839, restated in Book 7245, Page 211, as amended by instrument(s) of record in Book 11016, Page 159; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820.

g. Storm Water Detention Agreement recorded in Book 11016, Page 153.

h. Subject to Conveyance to Metro for Right-of-Way and Sidewalks recorded in Instrument No. 20040109-0003624.

i. Subject to Conveyance for Water/Sewerage Services recorded in Book 7295, Page 991.

j. Subject to Declaration of Taking recorded in Book 2337, Page 283.

k. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

l. Property taxes for the current year.

This is improved property known as 106 Riverstone Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 12th day of October, 2016.

Reanna Mortensen

by: Jim R. Vanderpool as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Reanna Mortensen for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Reanna Mortensen.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of October, 2016.

Notary Public

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY