WARRANTY DEED

DANA WARSOP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$364,500.00**

Cathy Cupp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 20 DAY OF July, 2017

Dana Warsop
Notary Public

MY COMMISSION EXPIRES: 2/27/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard James Keaton	Cedarstone Bank	085140A30100CO
(NAME)	(NAME)	
19200 Basin View Drive	900 West Main Street	
(ADDRESS)	(ADDRESS)	
Fort Bragg, CA 95437	Lebanon, Tennessee 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/20/17 10:48 4 pgs
Fees:23.00 Taxes:1348.65
20170720-0073267

THIS INDENTURE, made and entered into this 7th day of June, 2017, by and between, **Lori B. Tomey, an unmarried woman,** party of the first part, **Richard James Keaton and Julie Anne Keaton, Trustees of the Keaton Living Trust dated February 25, 1997,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

The Following described Property located in the City of Bristol, Second (2nd) Civil District of Sullivan County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lori B. Tomey, an unmarried woman by Warranty Deed from Norma Hammond Earheart, a married woman dated April 9, 2015 and recorded April 13, 2015 of record in Instrument No. 20150413-0032216, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 301 Riverstone Boulevard, Nashville, Tennessee 37214

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Lori B. Tomey

LORI B. TOMEY

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LORI B. TOMEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of June 2017.

Commission expires:

Karen C. Kopp

Notary Public

KAREN C. KOPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-36988

EXHIBIT B

All matters shown on the plat of record in Instrument No. 20010814-0087503, in the Register's Office for Davidson County, Tennessee.

Rights of the Co-Owners of Riley, Russell, Cahn & Associates, a Tennessee general Partnership in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6998, Page 839, Restated Master Deed recorded as Book 7245, Page 211, Amendment recorded as Book 11016, Page 159, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien.

Stormwater Detention Agreement recorded on July 10, 1998 as Book 11016, Page 153 in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication Easement recorded on February 8, 1974 as Book 4786, Page 789 and recorded on July 5, 1977 as Book 5166, Page 820 in the Register's Office for Davidson County, Tennessee.

Charter of The Riverstone Condominium Homeowner's Association, Inc recorded as Book 7120, Page 707, Amendment recorded as Book 7257, Page 151 in the Register's Office for Davidson County, Tennessee.

Riverstone Condominium Homeowner's Association, Inc recorded as Book 7824, Page 853, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

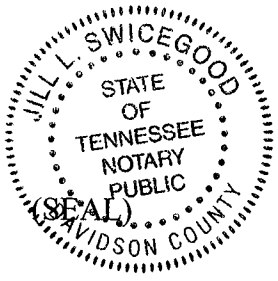
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018