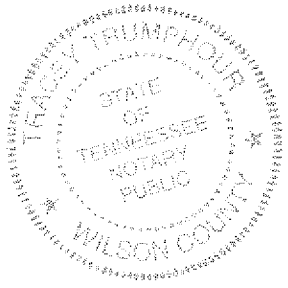
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Kate Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.11.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kate Kennedy	Bank of Tennessee	085140A21400CO
(NAME)	(NAME)	
214 Riverstone Court	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/17/17 15:47 3 pgs
Fees:18.00 Taxes:740.00
20170817-0084796

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 considerations, the receipt of which is hereby acknowledged, I, **Patricia G. Mickelson, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kate Kennedy**, hereinafter called the GRANTEE(S), her heirs and/or 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. 214, on the plan of Phase One, Riverstone Condominium Plat as shown of record in Plat Book 6900, Page 317, as further established by the Restated Master Deed for Riverstone Condominium of record in Book 7245, Page 211, as amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patricia G. Mickelson, an unmarried woman by Warranty Deed from Barbara J. Goethe, unmarried, dated 08/23/2010, recorded 09/03/2010, of record in Instrument No. 20100903-0070143, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6900, Page 317; Covenants, conditions, easements and restrictions of record in Book 6998, Page 839, as restated in Book 7245, Page 211, as amended in Book 11016, Page 159; Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage of record in Book 4786, Page 789, Book 5166, Page 820; Stormwater Detention Agreement of record in Book 11016, Page 153; Deed of Conveyance of record in Book 7295, Page 991; Charter of Riverstone Condominium Homeowners Association, Inc., of record in Book 7120, Page 707; Charter of Riverstone Condominium Homeowners Association of record in Book 7257, Page 151; Articles of Amendment to the Charter of record in Book 7824, Page 853, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 214 Riverstone Court, 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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 this 4th day of August 2017.

Patricia G. Mickelson

State of Tennessee
County of Wilson

Personally appeared before me Patricia G. Mickelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August 2017.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

