WARRANTY DEED

Bill Garrett Davidson County
Batch# 41704 DEEDWARR
12/27/2017 01:29:50 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20171227-0131283

File No. RW0003576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17/

(AFFIX SEAL)

REGINA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth G. Jones	New Owner	072-11-3F-001.00
(NAME)	(NAME)	
2167 Rock City St A		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Jan Watson, married** and **Riverstone Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth G. Jones, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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 A, as shown on the map entitled ROCK CITY HOMES, A HORIZONTAL PROPERTY REGIME, of record in Instrument No. 20160829-0090371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Jan Watson and Riverstone Homes, LLC, by Quit Claim Deed from Jan Watson, dated August 23, 2016, recorded August 24, 2016 in Instrument No. 20160824-0088721, R.O.D.C..

Being a portion of the property conveyed to Jan Watson, by Warranty Deed from Marilyn Baines, dated June 10, 2016, recorded June 13, 2016 in Instrument No. 20160613-0059262, R.O.D.C..

* Subject property was not a marital residence of Grantors

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2167 Rock City St A, Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 this 22nd day of December, 2017.

Jan Watson by J. Timothy Montrose, as Attorney-in-Fact

Riverstone Homes, LLC, a Tennessee limited liability company

By: J. Timothy Montrose,
Its: Authorized Member

STATE OF Tennessee
COUNTY OF ~~Montgomery~~ Davidson

Before me, the undersigned Notary, personally appeared J. Timothy Montrose, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jan Watson, and who acknowledged that he/she executed the same as the free act and deed of the said Jan Walters, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. _____, said Register's Office.

Witness my hand and official seal this 22 day of December, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY

My Commission Expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named J. Timothy Montrose, whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Member of Riverstone Homes, LLC, and that he being authorized to do so in his capacity as Authorized Member, executed the foregoing instrument for the purpose therein contained by signing on behalf of Riverstone Homes, LLC

Witness my hand and official seal this 22 day of December, 2017.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206