(3)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 43458 DEEDWARR
01/02/2018 01:01:29 PM 3 pgs
Fees: $18.00 Taxes: $814.00

20180102-0000410

O-PR-17-216

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Noreikas	NEW OWNER	
(NAME)	(NAME)	**085-14-0A-216.00-CO**
216 Riverstone Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THOMAS A. NORMAN AND WIFE, RUTHELLEN NORMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN NOREIKAS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 216 of Riverstone Condominium, Phase One, created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee code annotated, and as established by a Master Deed, of Record in Book 6998, Page 839, and as restated in Book 7245, Page 211 and amended in Book 7757, Page 151 and Book 7824, Page 853, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed reference is hereby made to the plat of Riverstone Condominium, Phase One, of Record in Book 6900, Page 317, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Thomas A. Norman and wife, Ruthellen Norman by Warranty Deed from Ray Boshart and spouse, Gayla Boshart, individually and as Co-Trustees of the Ray Boshart Revocable Trust Agreement U/A/D June 2, 2007 of record in Instrument No. 20100406-0025657 Register's Office for Davidson County, Tennessee, dated April 05, 2010 and recorded on April 06, 2010.

Thomas A. Norman and Thomas Norman being one and the same person.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverstone Condominium of record in Book 6998, Page 839, Book 7245, Page 211; Book 6200, Page 466 and 11016, Page 159, Register's Office for Davidson County, Tennessee;
- By-Laws for Riverstone Condominium of record in Book 7245, Page 250, in the Register's Office for Davidson County, Tennessee;
- Acreage Easement of record in Book 4786, Page 789; Book 5166, Page 820, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Book 11016, Page 153, in the Register's Office for Davidson County, Tennessee;
- Right of Way Acquisition Warranty Deed of record in Instrument Number 20040109-0003624, in the

Register's Office for Davidson County, Tennessee;
- Articles of Incorporation/Charter of record in Book 7120, Page 707; Book 7257, Page 151 and Book 7824, Page 853, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance of record in Book 7295, Page 991,.in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Riverstone Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 28th DAY OF DECEMBER, 2017.

Thomas A. Norman by Abby Norman, attorney in fact
Thomas A. Norman by Abby Norman, Attorney In Fact

Ruthellen Norman by Abby Norman, attorney in fact
Ruthellen Norman by Abby Norman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. NORMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTHELLEN NORMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Norman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS A. NORMAN AND RUTHELLEN NORMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS A. NORMAN AND RUTHELLEN NORMAN.

Witness my hand and official seal, this the 28th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

