WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 161619 **DEEDWARR**
11/16/2018 09:26:57 AM 2 pgs
Fees: $13.00 Taxes: $685.14

20181116-0112935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,173.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0930

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lois Johnstone and Warren Johnstone	NEW OWNER	085140A21700CO
(NAME) 217 Riverstone Ct	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND ONE HUNDRED SEVENTY-THREE AND NO/100 DOLLARS ($185,173.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAURA E. KEETER, AN UNMARRIED WOMAN,

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

CHARLES W. JOHNSTONE, III AND WIFE, LOIS MAE JOHNSTONE,

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:

BEING Unit No. 217 on the Plan of Phase One, Riverstone Condominiums, as shown by plat of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Laura E. Keeter, and unmarried woman, by deed from Stephanie L. Oakley and Mary-Dell Oakley, both unmarried, of record in Instrument No. 20130604-0056140, dated May 31, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 317, said Register's Office; (3) Water Main Easement in Book 7295, Page 991, said Register's Office; (4) Sanitary Sewer Easements of record in Book 4786, Page 789 and Book 5166, Page 820, said Register's Office; (5) Storm Water Detention Agreement of record in Book 11016, Page 153, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6998, Page 839; Book 7245, Page 211; Book 11016, Page 159; Book 6998, Page 868; Book 7245, Page 250, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 217 Riverstone Ct, Nashville, TN 37214
(House No.) (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 our hands this 13th day of November, 2018.

Laura E Keeter

Laura E. Keeter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 13th day of November, 2018.

My Commission Expires: 5.2.22

Notary Public

ZANA C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.