This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3483

Karen Johnson Davidson County
Batch# 184334 DEEDWARR
01/16/2019 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,348.65
20190116-0004402

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $364,500.00

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2019

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Ward Boult, Jr. 313 Riverstone Boulevard Nashville, TN 37214	New Owner	085-14-0A-313.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Gabor Williger, Trustee of the Gabe Williger Living Trust, U/A dated October 13, 2009** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Ward Boult, Jr.**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 24, and the appurtenant interest in the common elements of Riverstone Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for Riverstone Condominium, of record in Book 6998, page 839; as amended and restated in Book 7245, page 211; and as further amended in Book 11016, page 159, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended, and as shown on Condominium Plat, Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Riverstone Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan and condominium plat, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Gabe Williger, Trustee of the Gabe Williger Living Trust by Warranty Deed from Sandra Diane McKay now known as Sandra Price, married, dated July 30, 2015, recorded August 3, 2015, of record in Instrument No. 20150803-0076100, and subject to the Affidavit of Scrivner's Error at Instrument No. 201901160004401 for the purpose of Correcting grantee name to Gabor Williger, as Trustee of the Gabe Williger Living Trust, U/A dated October 13, 2009, Register's Office for Davidson County, Tennessee.

This improved property located at: **313 Riverstone Boulevard, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2019.

GRANTOR:

Gabe Williger Living Trust, U/A dated October 13, 2009

By: _____
Gabor Williger, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gabor Williger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of Gabe Williger Living Trust, U/A dated October 13, 2009, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of January, 2019.

_____
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY