WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 362615 DEEDWARR
02/25/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20200225-0020483

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candace Hull	New Owner	
(NAME)	(NAME)	
222 Riverstone Court		085-14-0-A-222.00CO
(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 considerations, the receipt of which is hereby acknowledged, **We Lucas Minton and Rachel Minton, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Candace Hull and Stephen Hull, wife and husband**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situate in Davidson County, Tennessee, being Unit No. 222, on the plan of RIVERSTONE CONDOMINIUM, according to the Master Deed of record in Book 6998, Page 839; Book 7245, Page 211; Book 11016, Page 159, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Lucas F. Minton, unmarried by Warranty Deed dated 08/30/2016 from Joel Scott Ellis, unmarried of record in Instrument 201609070094201, Register's Office for Davidson County, Tennessee.

The said Rachel Minton joins in this conveyance to waive any and all rights she has in said property.

All matters as set forth per Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 6998, Page 839, as amended in Book 7245, Page 211 and Book 11016, Page 159, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4786, Page 789, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5166, Page 820, Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7295, Page 991, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 11016, Page 153, Register's Office for Davidson County, Tennessee. Charter of the Riverstone Condominium Homeowners Association of record in Book 7120, Page 707, as amended in Book 7257, Page 151 and Book 7824, Page 853, 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 ☐ 222 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), his/her/their 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), his/her/their 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.

Effective the 21st day of February, 2020.

Lucas Minton

Rachel Minton

State of ARIZONA
County of Coconino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucas Minton and Rachel Minton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of February, 2020.

Joy A. Kingsbury

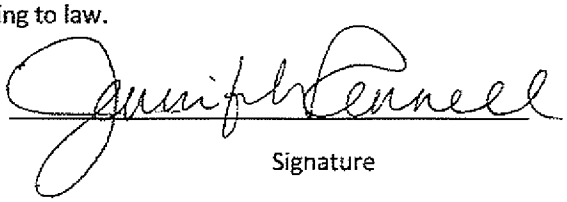
Notary Public:
My Commission Expires: 9/24/2020

Joy A Kingsbury
Notary Public - Arizona
Coconino County
Commission # 615498
My Commission Expires
September 24,2020

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

True Copy Certification

I, **Jennifer Pennell**, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

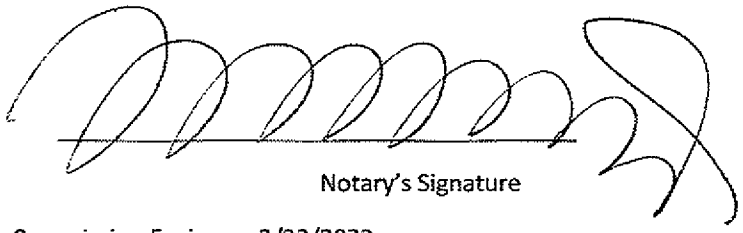


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

