THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35693-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $244,900.00. Affiant Subscribed and sworn to before me this 10th day of September, 2020. Notary Public My Commission Expires 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Corey Crawford 202 Riverstone Court Nashville, TN 37214	**Send Tax Bills To:** Truist Bank 901 Semmes Ave RVW-5023 Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 085140A20200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Deidiker, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Corey Crawford, unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 202 Riverstone Court, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

Subject property has never been the marital residence of the Grantor.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 476053 DEEDWARR
09/15/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $906.13

20200915-0105103

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2020.

Nicholas Deidiker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 10th day of September, 2020.

Notary Public

My Commission Expires:

10-2-2023

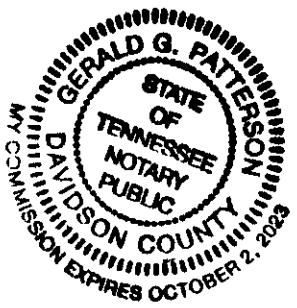


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 202 on the Plan of Phase One Riverstone Condominium, of record in Plat Book 6200, page 466, amended in Plat Book 6900, page 317, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Riverstone Condominium, a horizontal property regime established by Master Deed of record in Book 6998, page 839, restated in Book 7245, page 211, said Register's Office.

Being the same property conveyed to Nicholas Deidiker, unmarried, and Clifford Deidiker, married, by deed dated September 4, 2013 from Tonie Do, unmarried, of record in Instrument No. 20130905-0093884, Register's Office for Davidson County, Tennessee. By Deed dated March 28, 2016 of record in Instrument No. 20160422-0039514, Register's Office for Davidson County, Tennessee, Nicholas Deidiker, a single man, and Clifford Deidiker, a married man, conveyed subject property to Nicholas Deidiker, a single man.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 085140A20200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Riverstone Condominium, of record in Book 6998, page 839, restated in Book 7245, page 211, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4786, page 789, and in Book 5166, page 820, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 11016, page 153, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6200, page 466, amended in Book 6900, page 317, Register's Office for Davidson County, Tennessee.