WARRANTY DEED

Karen Johnson Davidson County
Batch# 537350 DEEDWARR
12/17/2020 03:37:55 PM 2 pgs
Fees: $13.00 Taxes: $795.13

20201217-0149787

O-SB-RDF-20-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(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)
Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust	New Owners	
2803 Leafto (NAME) ~~201 Riverstone Ct~~	(NAME)	**085-14-0A-201.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **LESLIE AMMONS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY SUE CROTZER, TRUSTEE OF THE MARY SUE CROTZER REVOCABLE TRUST,** 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. 201 on the Plan of Riverstone Condominiums, Phase One as of record in Plat Book 6200, Page 466 and amended in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements at Riverstone Condominium, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 6998, Page 839, restated in Book 7245, Page 211, said Register's Office.

Being the same property conveyed to Leslie Ammons by Warranty deed from Sanja Jean Dalley, Executor and Individually, and Paula Slaughter and Donna Kearfott and Daniel Sumner as Heirs of the Estate of Nell Sumner of record in Instrument No. 20180718-0069898 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 18, 2018. **NOTE: JOSHUA ALLAN SCALES JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.**

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 466, amended 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 and Book 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.
- 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.
- Acreage Easement of record in Book 4786, Page 789 and Book 5166, Page 820, 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.

- Storm Water Detention Agreement of record in Book 11016, Page 153, 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: **201 Riverstone Ct., 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 15th DAY OF DECEMBER, 2020.

LESLIE AMMONS, BY HER ATTORNEY IN FACT, Joshua Allan Scales

Leslie Ammons, by her attorney in fact, Joshua Allan Scales

Joshua Allan Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA ALLAN SCALES, 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 LESLIE AMMONS, and who acknowledged he/she/they executed the same as the free act and deed of the said LESLIE AMMONS.

Witness my hand and official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JOSHUA ALLAN SCALES, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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