WARRANTY DEED

Karen Johnson Davidson County
Batch# 634885 DEEDWARR
05/12/2021 03:36:04 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210512-0064313

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joseph Fafara and Catherine Davis	New Owner	085-14-0A-313.00-C
(NAME)	(NAME)	
313 Riverstone Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210585

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Ward Boult, Jr., a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joseph Fafara and Catherine Davis, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

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 Master Deed, as amended, and as shown on the Condominium Plat, Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, Register's Office for Davidson County, Tennessee. 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 John Ward Boult Jr. by Warranty Deed from Gabor Williger, Trustee of the Gabe Williger Living Trust U/A Dated 10/13/09, dated January 14, 2019 and filed of record in Instrument No. 20190116-0004402, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverstone Condominium and filed of record in Book 6998, page 839; amended in Book 7245, page 211; Book 11016, page 159 and Instrument No. 20010814-0087503, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to a Sidewalk Easement appearing of record in Instrument No. 20040109-0003624, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 313 Riverstone Blvd., 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 I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
1/88-AL-2133

unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of May, 2021

John Ward Boult, Jr.

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Ward Boult, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of May, 2021.

Notary Public
My Commission Expires: 3/23/21

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY