RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 645310 DEEDWARR
05/27/2021 12:49:22 PM 2 pgs
Fees: $13.00 Taxes: $1,255.41

20210527-0071991

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $339,300.00.

Affiant

Sworn to and subscribed before me this 20th day of May, 2021.

Notary Public

My Commission Expires: 7/9/24

(SEAL)

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

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Amey Blanche Walker 302 Riverstone Blvd Nashville, TN 37214	new owner	085 14 0A 302.00

This Indenture is made on the 20th day of May, 2021, by and between **APOGEE INVESTMENTS, LLC** ("Grantor"), and **AMEY BLANCHE WALKER, UNMARRIED** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 16 on the plan of Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Apogee Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from James Simmons, Married, of record in Instrument No. 20200716-0077953, in the Register's Office of Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

Being the same property conveyed to James Simmons, unmarried, by Special Warranty Deed from Elizabeth R. Eskridge, of record in Instrument No. 20080725-0076187, in the Register's Office of Davidson County, Tennessee, dated July 24, 2008 and recorded on July 25, 2008.

This is improved property known as 302 Riverstone Blvd, Nashville, TN 37214.

This conveyance is being made subject to:

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverstone Condominiums, Phase Two, as recorded in Instrument No.

20010814-0087503.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverstone, as recorded in Plat Book 6200, Page(s) 466.

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverstone Condominium of record in Book 6998, Page 839, restated in Book 7245, Page 211, as amended by instrument(s) of record in Book 11016, Page 159; also subject to easements, rights and interests 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 building thereon.

5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820.

6. Easement recorded in Instrument No. 20040109-0003624.

7. Stormwater Detention Agreement as set forth in instrument recorded in Book 11016, Page 153.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 20th day of May, 2021.

GRANTOR:

Apogee Investments, LLC

BY: _____

James E. Simmons, Director

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JAMES E. SIMMONS, 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, and who further acknowledged that such person is the Director of Apogee Investments, LLC, a Tennessee limited liability company, and is authorized by such llc to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of May, 2021.

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____

Notary Public

My Commission Expires: 02/24/2024