Karen Johnson Davidson County
Batch# 663315 DEEDWARR
06/23/2021 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210623-0085082

#36253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Alice J Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2021.

Stacy L Thomas
Notary Public

MY COMMISSION EXPIRES: 10-2-2023
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

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
David Scott Deathridge	David S. Deathridge	085-14-0-A-311.00CO
(NAME) 311 Riverstone Boulevard	(NAME) ~~311 Riverstone Boulevard~~ 300 North Royal Oaks Blvd. Apt 1904	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ~~Nashville, TN 37214~~ Franklin TN 37067	
(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, I/we **Steven Hatfield and Beth Hatfield, Co-Trustees of The Hatfield Family Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Scott Deathridge, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 23 (a/k/a Unit No. 311), on the Condominium Plat, RIVERSTONE CONDOMINIUMS, PHASE TWO, of record in Instrument 20010814-0087503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven F. Hatfield, unmarried by Warranty Deed dated 04/30/2007 from Caliber Development Development Group, L.P. of record in Instrument 200705100055964, Register's Office for Davidson County, Tennessee; Further being the same property conveyed to Steven Hatfield and Beth Hatfield, as Co-Trustees of The Hatfield Family Trust by Quit Claim Deed dated 12/03/2018 from Steven F. Hatfield of record in Instrument 201812140121605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2021 and subsequent years, a lien not yet due and payable; All matters as set forth per plats of record in Plat Book 6200, Page 466, Plat Book 6900, Page 317, and Instrument 200108140087503, Register's Office for Davidson County, Tennessee; Master Deed of record in Book 6998, Page 839, as amended of record in Book 7245, Page 211, as amended of record in 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 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; Subject to the rights of tenants in possession of the property,

as tenants only, under any unrecorded leases; Easement for the flow of the Stones River, as much as thereon may flow, from time to time.

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 ☒ 311 Riverstone Boulevard, 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 15th day of June, 2021.

The Hatfield Family Trust

By: _____ Date: 6-15-21
Steven Hatfield, Co-Trustee

By: _____ Date: 6-15-2021
Beth Hatfield, Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Hatfield and Beth Hatfield, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who provedthemselves to be the Co-Trustees of The Hatfield Family Trust, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2021.

_____
Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

