**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $181,000.00**

Debra G. Honeycutt
**Affiant**

**Subscribed and sworn to before me, this 22nd day of March, 2005.**

Mandy P. Beard
**Notary Public**
**My commission expires:** 11/29/07

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 04/04/05 10:41 2 pgs
Fees:13.00 Taxes:669.70

20050404-0036099

**02-0503-43756**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Patricia Davis<br>402 General George Patton Road<br>Nashville TN 37221 | Pinnacle National Bank<br>211 Ciommerce St. #300<br>Nashville, TN 37201 | 142-09-0-F-402.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lolitta B. Nutley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia Davis, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennesssee, being Unit No. 402, together with carport 402-C, River Plantation, Section VII, P hase I I, a Co ndominium, a H orizontal property Regime of record in Plat Book 6900, Pages 514-517, and described in a Master Deed recorded in Book 7417, Page 396 et seq., Register's Office for said County, to which reference is hereby made for a more particular description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in Master Deed and By-laws appended thereto, recorded in Book 7417, Pages 396 et seq., Register's Office for said County, are incorporated in this deed by reference and made a part hereof as though copied herein. This conveyance is also made subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, said Register's Office.

BEING the same property conveyed to Peter W. Nutley and wife, Lolitta B. Nutley by deed from Haury and Smith Contractors, Inc. of record in Book 7504, Page 150, Register's Office for Davidson County, Tennessee. Oath is made that Peter W. Nutley died on/about 5/20/94 leaving Lolitta B. Nutley as surviving tenant by the entirety.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 402 General George Patton Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 22nd day of March, 2005.

Lolitta B. Nutley

Lolitta B. Nutley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lolitta B. Nutley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of March, 2005.

Notary Public
State of Tennessee at Large

My Commission expires
9/4/05

