Davidson County DEEDWARR
Recvd: 04/13/05 11:09 2 pgs
Fees:13.00 Taxes:647.50

20050413-0041037

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2005032

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Billy Suiter	(NAME) SAME	Map 142-9, Group H, Parcel 132
(STREET ADDRESS) 8926 Sawyer Brown Road	(STREET ADDRESS)	
(CITY) Nashville (STATE) Tennessee (ZIP) 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MARGARET M. MILES** has this day bargained and sold, and does hereby transfer and convey unto the said **BILLY SUITER and wife, WILMA SUITER**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 8926, together with the carport designated No. 8926-C, in River Plantation, Section IX, Phase II-F, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-F, Condominium Apartments, recorded in Book 7900, page 672 and page 673, Register's Office, Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341; amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, Register's Office, Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-F, Condominium Apartments, contained in Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-346, and annexation document in Book 9247, page 951, Register's Office, Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, as amended in Book 8975, page 89, Book 9053, page 256, and Book 9247, page 951, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Hubert W. Miles and wife, Margaret M. Miles by deed of record in Book 10690, page 725, Register's Office, Davidson County, Tennessee. The said Hubert W. Miles having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $175,000.00.

Subscribed and sworn to before me this the 28 day of March, 2005.

Affiant

My commission expires: 3/10/07

Notary Public

Brenda R. Lehman Notary Public Davidson County, Tennessee

This is improved property known as 8926 Sawyer Brown Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 28 day of March, 2005.

Margaret M. Miles
Margaret M. Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET M. MILES,** the within named bargainor, 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 and official seal at Nashville, Tennessee, this 25 day of March, 2005.

Notary Public
My Commission Expires: 7/12/2008

ENCUMBRANCES:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 7900, page 672 and page 673, Register's Office, Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, as amended in Book 8975, page 89, Book 9053, page 256, and Book 9247, page 951, Register's Office, Davidson County, Tennessee..
4. Subject to Easement for Transmission Line of record in Book 2277, page 619, and in Book 3028, page 605, Register's Office, Davidson County, Tennessee.
5. Subject to Charter of record in Book 7402, page 519, and in Instrument #20041105-0133835, Register's Office, Davidson County, Tennessee.
6. Subject to Perpetual Easement of record in Book 7400, page 792, Register's Office, Davidson County, Tennessee.
7. The Premises herein described is a condominium apartment established pursuant 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 Bylaws for the administration thereof; 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 covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominium, in Book 8061, page 341; amended in Book 9326, page 713, Register's Office, Davidson County, Tennessee, and further described in annexation document of record in Book 9247, page 951, said Register's Office