Return to: First Title and Escrow Company, Inc.
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This Instrument Was Prepared By:
A & R Title, and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/31/05 13:44 2 pgs
Fees:13.00 Taxes:432.90
20050531-0061053

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jeannie A. Phelan unmarried** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Jennifer L. Johnson Unmarried** (hereinafter referred to as "Grantee") their heirs Davidson County, State of Tennessee, and being described as follows, to-wit:

Property located at 8300 Sawyer Brown Road, Nashville, TN 37221 County of Davidson

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. L-302, together with the carport designated L-302-C, on the plan of River Plantation, Section Three Condominium Apartments, a Horizontal Property Regime, as of record in Book 4675, Pages 75, 76, and 77, as amended in Book 4675, Pages 103, 104, and 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeannie A. Phelan by deed from Mary N. Fuqua, unmarried dated 3/15/00 filed of record in Instrument No. 200003170027760, said Register's Office.

Restrictive covenants of record in Book 4675, pages 75, 76, and 77, and Book 4675, pages 103, 104, and 105, said Register's Office.

Easement contained in instrument of record in Book 4784, page 464 and 482, said Register's Office.

Terms, conditions, easements, rights and liens as set forth in the Master Deed of River Plantation Condominiums (TCA 64-2704 et seq.) and the By-Laws appended thereto, of record in Book 4675, page 75, 76, and 77, said Register's Office.

All matters appearing on the plan of record in Book 4675, pages 75, 76, and 77 , said Register's Office.

The lien for any unpaid dues and/or special assessments levied pursuant to the terms of the Master Deed shown above.

Rights of others in and to the common elements and/or areas.

THIS CONVEYANCE is made subject to any and all applicable restrictions, building setback lines, and any easements, which may be of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Jeannie A. Phelan

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeannie A. Phelan unmarried to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledged that they executed the forgoing instrument for the purpose therein contained.

**Witness** my hand and official seal at Goodlettsville, Tennessee this 20th day of May, 2005.

My Commission Expires: _____

Notary Public

6-5-07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of May, 2005

Notary Public

My Commission Expires: _____

Tax & Map No.
142-05-B 065.00.CO
ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Jennifer L. Johnson
8300 Sawyer Brown Road #L302
Nashville, TN 37221

6-5-07