03

Realty T. Fe
Box 48-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25717-07-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: **$165,000.00** Karen Gilbert Affiant Subscribed and sworn to before me this 25th day of August, 2006. Diane K. Mann Notary Public My Commission Expires: 2/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Vince E. Pinkerton, Brooke . Pinkerton 947 Todd Pries Drive Nashville, TN 37221	**Send Tax Bills To:** **Countrywide Home Loans Inc** **P.O. Box 660694** **Dallas, TX 75266-0694**	**Tax Information:** Map No.142.05-0C Parcel No. 069.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David F. Neimer and wife, Donna S. McLeod**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vince E. Pinkerton and wife, Brooke Pinkerton** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 947 Todd Pries Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of August, 2006.

David F. Neimer

David F. Neimer

Donna S. McLeod

Donna S. McLeod

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David F. Neimer and Donna S. McLeod**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2006.

Notary Public

My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/01/06 14:21 2 pgs
Fees:13.00 Taxes:610.50

20060901-0108502

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. G-403, together with the carport designated No. G-403-C, on the Plan of Amended Plat-Buildings A, K, N, R, U, W, X, Y and Z, Phase One Section Four, of record in Plat Book 4860, pages 17-19, amended in Plat Book 4860, pages 107-109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128=0010626 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to David F. Neimer and wife, Donna S. McLeod by Deed dated 6/29/01 from Richard T. Wallace, unmarried of record in Instrument No. 20010703-0070562, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of River Plantation Section Four, of record in Book 4892, page 456, amended in Book 7850, page 955 and in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of River Plantation Section Four Condominiums Homeowners Association, Inc. of record in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Four), of record in Book 4892, page 440, amended in Book 4956, page 756 and in Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4860, pages 17-19 amended in Book 4860, pages 107-109, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 4860, page 16, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
9. Easement for graveyard of record in Book 174, page 70, Register's Office for Davidson County, Tennessee.
10. Easement for fuel line of record in Book 7776, page 934, Register's Office for Davidson County, Tennessee.
11. Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.