Davidson County DEEDWARR
Recvd: 02/02/07 10:27 2 pgs
Fees:13.00 Taxes:832.50
20070202-0013842

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Stephanie Spech
Affiant

Subscribed and sworn to before me, this 31 day of January, 2007.

Notary Public

My Commission Expires: 1-12-09

Address New Owner As Follows:
John Guy and wife, Beverly Guy
9145 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
142-09-0H 077.00CO
9D 81690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY R. HOFFMAN, as surviving tenant by the entireties,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN GUY AND WIFE, BEVERLY GUY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 9145, together with the Carport designated No. 9145-C in River Plantation, Section IX, Phase II-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-A Condominium Apartments, recorded in Book 7900, Page 476 et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., Register's Office for 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-A Condominium Apartments contained in Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This Plantation Section 8-11

Umbrella Association, Inc. of record in Book 7389, Page 924 Register's Office for said County, and annexation document of record in Book 8494, Page 628, said Register's Office.

Being the same property conveyed to Robert C. Hoffman and wife, Shirley R. Hoffman by Warranty Deed from Haury and Smith Contractors, Inc. of record in Book 8581, Page 295, Register's Office for Davidson County, Tennessee; the said Robert C. Hoffman having since died.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, and amended in Book 8494, Page 628, Register's Office for said County.

3. Matters shown on the Plan of record in ~~Book 7900, page 325, and amended at~~ Book 7900, page 476, Register's Office for said County.

4. Master Deed establishing a Horizontal Property Regime of record at Book 8061, page 341, and amended in Book 9326, page 713 and Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 9145 Sawyer Brown 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 and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of January, 2007.

Shirley R. Hoffman

Shirley R. Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY R. HOFFMAN, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 2007.

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

305531.1/200736

My Commission Expires JULY 21, 2007