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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Gail A. Reeve
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of April, 2007.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/24/07 11:28 2 pgs
Fees:13.00 Taxes:592.00
20070424-0048723

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jonathan T. Reeve and M. Dyer Reeve
8300 Sawyer Brown Road G 305
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142050B04100CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald D. Meadows and wife, Linda S. Meadows hereinafter referred to as Grantors, hereby transfers and conveys to Jonathan T. Reeve and wife, M. Dyer Reeve, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit G-305, together with the Carport designated No. G-305-C, in River Plantation, Section Three, a condominium, in River Plantation, a Horizontal Property Regime located on Sawyer Brown Road , Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee and described in Master Deed recorded in Book 4784, page 464, of the 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 property, apartments, co-owners, and tenants of River Plantation, Section Three, condominium apartments, contained in Master Deed and the By-laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Ronald D. Meadows and wife, Linda S. Meadows by Warranty Deed from Edward Stanley Rust and wife, Jocelyn K. Rust of record in Instrument No. 20010926-0104141, Register's Office for Davidson County, Tennessee, dated 9/20/01.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4675, Page 75, 76, and 77, Register's Office of said County.

Master Deeds of record in Book 4784, pages 464 and 482, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8300 Sawyer Brown Road G 305, 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 do 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 I do further covenant and bind myself, my heirs and representatives, 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 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 23rd day of April, 2007.

x Ronald D Meadows
Ronald D. Meadows

x Linda S Meadows
Linda S. Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ronald D. Meadows and Linda S. Meadows, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this April 23, 2007.

Witness my hand and official seal this 23rd day of April, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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