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Davidson County DEEDWARR
Recvd: 11/28/07 14:25 2 pgs
Fees:13.00 Taxes:851.00

20071128-0138164

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2007.

Notary Public
My commission expires: 2/22/2009

03-0711-35083

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Carol Ann Thomason 8613 Sawyer Brown Road Nashville TN 37221	NEW OWNER	142-13-0-C-046

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keith B. Chandler and wife, Harriett R. Chandler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carol Ann Thomason, hereinafter called the Grantees, their successors and assigns, 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. 8613, together with the carport designated No. 8613-C, in River Plantation, Section Ten, Phase II-E, a Condominium, a Horiztontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-E , Condominium Apartments, recorded in Plat Book 9700, Pages 367 and 368, Register's Office for Davidson County, Tennesee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10417, Page 348, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et seq., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten, Phase II-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, 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.

Being the same property conveyed to Keith B. Chandler by Special Warranty Deed from Federal National Mortgage Association, dated 6-17-03, recorded 7-10-03, of record in Instrument No. 20030710-0095429, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Keith B. Chandler, and wife, Harriett R. Chandler, by quitclaim deed from Keith B. Chandler, dated 1-5-04, of record in Instrument No. 20040108-0003143, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 8613 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of November, 2007.

Keith B. Chandler
By: Kay Gray, Attorney in Fact

Keith B. Chandler
By: Kay Gray, Attorney in Fact

Harriett R. Chandler
By: Kay Gray, Attorney in Fact

Harriett R. Chandler
By: Kay Gray, Attorney in Fact

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 Kay Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Keith B. Chandler and Harriett R. Chandler and that she is authorized by Keith B. Chandler and Harriett R. Chandler to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 28th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires: 02/22/09