THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27198-11-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me this 4th day of January, 2008. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Gina Marie Fracchiolla 1124 General George Patton Road Nashville, TN 37221	**Send Tax Bills To:** New Age Mortgage Company 4156 Westport Road, Suite 207 Louisville, KY 40207	**Tax Information:** Map and Parcel No.: 142090D033.00CO

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, **Amanda L. Tidmore, unmarried, and Lisa J. Zimmerman, unmarried, as tenants in common with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gina Marie Fracchiolla, a single person** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is inproved property located at 1124 General George Patton Road, 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 4th day of January, 2008.

Amanda L. Tidmore

Lisa J. Zimmerman

Davidson County DEEDWARR
Recvd: 01/10/08 14:53 2 pg
Fees:13.00 Taxes:573.50
20080110-0003287

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Amanda L. Tidmore and Lisa J. Zimmerman**, 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 4th day of January, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1124, together with carport No. 1124-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, pages 359 and 360, 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 Six), a horizontal property regime established by Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, said Register's Office.

Being the same property conveyed to Amanda L. Tidmore, unmarried and Lisa J. Zimmerman, unmarried as tenants in comon with right of survivorship, by deed dated March 13, 2003 from K. Thomas Sidwell, Trustee, of record in Instrument No. 20030317-0035113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of River Plantation Section Six Condominiums Homeowner's Association, Inc. of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.
3. 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 Six), of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee.
6. Easement to USA of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.