Box 14-A
21190-1

WARRANTY DEED

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$173,630.00.**

Mary Claire Bradshaw
Affiant

Subscribed and sworn to before me, this the 19th day of March, 2008.

Kim L. Howell
Notary Public

My commission expires: July 5, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Claire Bradshaw	**"New Owner"**	**142-05-0-B-017co**
8300 Sawyer Brown Road, #D-301		
Nashville, TN 37221		

Davidson County DEEDWARR
Recvd: 03/20/08 11:34 2 pgs
Fees:13.00 Taxes:642.43
20080320-0028267

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lola H. McElhiney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Claire Bradshaw, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. D-301, together with the Carport designated No. D-301-C, in River Plantation, Section Three, a Condominiums, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plan of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77 and as amended in Book 4675, Pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed, of record in Book 4784, Page 464 and as amended in Book 5785, Page 180 and in Book 5840, Page 663, 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 Apartment, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482 and as amended in Book 5785, Page 180 and Book 5840, Page 663, 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 James A. McElhiney and wife, Lola H. McElhiney, by Warranty Deed from Maria L. Hamilton, unmarried, of record in Book 7836, Page 679, Registers Office for Davidson County, Tennessee. Said interest is now vested in Lola H. McElhiney, as surviving tenant by the entirety, the said James A. McElhiney having died June 17, 1990.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (X) unimproved (__) property, known as: **8300 Sawyer Brown Road, #D-301, 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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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(s) this **19th** day of **March, 2008.**

Lola H McElhiney

Lola H. McElhiney

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 **Lola H. McElhiney,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **March, 2008.**

Kim L Howell

Notary Public

My Commission Expires: July 5, 2011

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON