Davidson County DEEDWARR
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Fees:18.00 Taxes:843.60
20080602-0056062

Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Larry J. McCulloch

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2008.

Notary Public

NOTARY PUBLIC
Douglas A. Brace
My Commision Expires
September 19, 2009
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Larry J. and Patricia C. McCulloch
8717 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

8717 Sawyer Brown Road
Nashville, Tennessee 37221

Map and Parcel:

142-13-C-92 CO

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **ALBERT J. THOMAS, JR.,** an unmarried man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **LARRY J. McCULLOCH and wife,**

PATRICIA C. McCULLOCH, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8717, together with Carport No. 8717-C in River Plantation, Section XI, Phase 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on plat of record in Book 9700, page 694, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11029, page 592, and Plat Book 9700, page 482, to which reference is hereby made, together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section XI, Phase 1A, contained in said Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat Book 9700, page 482, et seq., as applied to Section XI, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694, in said Register's
Office.

Being the same property conveyed to Albert J. Thomas, Jr. and wife, Jacqueline D. Thomas, by Deed from Haury and Smith Contractors, Inc., of record in Book 11477, page 987, in the Register's Office for Davidson County, Tennessee. The said Jacqueline D. Thomas having since died.

This is improved property known as 8717 Sawyer Brown Road, Nashville, TN 37221.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville and Davidson County property taxes for 2008, which have been prorated between the parties and assumed by Grantees.

2. Subject to Boundary Plat of record in Book 9700, page 481, in the Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to 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 in Book 10628, page 677, said Register's Office; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, 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 in Book 10628, page 661, and By-Laws appended

thereto, and made applicable to subject unit by annexation document in Book 11029, page 592, in the Register's Office for Davidson County, Tennessee.

4. Charter of River Plantation, Sections 8-11, Umbrella Association of record in Book 7389, page 924, in said Register's Office.

5. Subject to the rights of others in and to the common elements.

6. Subject to the lien for special assessments contained in the Master Deed.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantees understand that Grantor is conveying all his right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title 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 30th day of May, 2008.

ALBERT J. THOMAS, JR.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALBERT J. THOMAS, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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