# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/08 11:20 2 pgs
Fees:13.00 Taxes:693.75
20080624-0064951

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2008

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/7/11

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Madge Runion | New Owner | Parcel ID: |
| 900 Todd Preis Drive | | 142050D00100CO |
| Nashville, TN 37221 | | |

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, we

**Mae Young, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**The Madge Runion Trust, Madge Runion as the Trustee, with full power to mortgage, sell,***
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 A 401, together with carport designated No. A 401-C on the Plan of Amended Plat Buildings A,K,N,R,U,W,X,Y, and Z, Phase One, Section Four River Plantation Condominium Apartments of record in Plat Book 4860, Page 17 thru 19, amended in Plat Book 4860, Page 107 thru 109, 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 Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, and further amended in Instrument 20050128-0010626 and Instrument 20050602-0062760, said Register's Office.

BEING the same property conveyed to Mae Young by deed from Gail Bennett, Executrix of the Estate of Mary Ruth Mayfield, of record in Instrument 20061128-0146728, dated November 22, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4892, Page 440; Book 4956, Page 756; Book 4892, Page 456; Book 7850, Page 955; Instrument 200506020062760; and Instrument 200501280010626, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 4860, Page 17 thru 19, amended in Plat Book 4860, Page 107 thru 109, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 900 Todd Preis Drive, 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 this 23rd day of June, 2008.

Mae Young
Mae Young

***transfer and convey without the joinder of any beneficiary**

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 Mae Young, 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 this 23rd day of June, 2008.

My Commission Expires: 3/7/11

Notary Public




