WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$132,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2008.

Notary Public

My commission expires: 1/24/09

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/31/08 10:01 2 pgs
Fees:13.00 Taxes:488.40

20081031-0108603

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
Rachel L. Holt	**Guaranty Trust Company**	**Map 142-05-0-C, Parcel 054CO**
1014 Todd Preis Drive	**316 Robert Rose Drive**	
Nashville, TN 37221	**Murfreesboro, TN 37129**	

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

Kristine Domanski, heir-at-law of the Estate of Joann Conrad

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

Rachel L. Holt, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. S-402, together with Carport Designated No. S-402-C of the River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominium Apartments, of record in Book 4892, Page 440, and as amended in Book 4956, Page 756, and in Instrument No. 200580128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4895, Page 456, and as amended in Book 7850, Page 955, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominium Apartments, of record in Book 4860, Pages 17, 18 and 19, amended in Book 4860, Pages 107, 108 and 109, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joann Conrad, unmarried, by Deed from Scott D. Whelan and Nila Whelan, married, of record in Instrument No. 20050405-0036767, Register's Office for Davidson County, Tennessee. The said Joann Conrad having since died on May 27, 2008, intestate. The property is vested in the heir-at-law of Joann Conrad.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed of record in Book 4892, Page 440, and as amended in Book 4956, Page 756, and in Instrument No. 200580128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 4895, Page 456, and as amended in Book 7850, Page 955, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed on behalf of Kristine Domanski, pursuant to a Power of Attorney executed by same on the 15th day of October, 2008, of record in Instrument No. 20081031-0108602 **, Register's Office for Davidson County, Tennessee.**

This is improved (_X__) Unimproved (____) property, known as **1014 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 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/our hand(s) this **29th** day of **October, 2008.**

Kristine Domanski

Kristine Domanski, Heir-at-Law

By: Kathy Hand Attorney-in-Fact

Kathy Hand, Attorney-in-Fact

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Kristine Domanski, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kristine Domanski for the purpose therein contained, by signing the name of Kristine Domanski by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **October, 2008.**

Jenna Williams

Notary Public

My Commission Expires: 10/17/09

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.