THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28433-02-2009** **Record & Return To:** **Southeast Title** **214 Centerview Drive, #101** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Haley Rose Corenswet Affiant Subscribed and sworn to before me this 27th day of February, 2009. Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: John Stanley Cail 8300 Sawyer Brown Road, Unit S303 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142050B10600CO

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, **Haley Rose Corenswet**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Stanley Cail** ("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 improved property located at 8300 Sawyer Brown Road, Unit S303, 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 27th day of February, 2009.

Haley Rose Corenswet
Haley Rose Corenswet

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Haley Rose Corenswet**, 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, at office, this 27th day of February, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 03/05/09 13:48 2 pgs
Fees:13.00 Taxes:629.00

20090305-0019895

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. S-303, together with carport designated No. S-303-C on the Plan of Amended Section 3 River Plantation Condominium Apartments, of record in Plat Book 4675, pages 75 to 77, amended in Plat Book 4675, pages 103 thru 105, 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 Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, amended in Book 5785, page 180 and in Book 5840, page 663, said Register's Office.

Being the same property conveyed to Matthew James Thompson and Haley Rose Corenswet, equally as tenants in common, by deed dated August 30, 2007 from Lucy Corenswet of record in Instrument No. 20071009-0120318, Register's Office for Davidson County, Tennessee. Matthew James Thompson and Haley Rose Corenswet have since been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Civil Action No. 08D-697. Matthew James Thompson has conveyed his interest in said property to Haley Rose Corenswet by quitclaim deed of record in Instrument No. 20081105-0110239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable.
2. 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 Three), of record in Book 4784, page 464, amended in Book 5785, page 180 and in Book 5840, page 663, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4675, pages 75 thru 77, amended in Book 4675, pages 103 thru 105, Register's Office for Davidson County, Tennessee.