WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090026565 DEEDWARR
Recvd: 04/22/09 13:26 4 pgs
Fees: 23.00 Taxes: 107.30
20090422-0036574

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $29,000.00.

Affiant

Subscribed and sworn to me on April 20, 2009.

NOTARY PUBLIC

PAT HIBBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22988SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas B. Wilson, Jr., Charles C. Wilson, and Kathleen W. Moseley 801 Creek Valley Court Nashville, TN 37221	Thomas B. Wilson, Jr. 801 Creek Valley Court Nashville, TN 37211	142-05-D-20

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J. Scott Wilson hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey all of his rights, title and interest in equal shares, unto Thomas B. Wilson, Jr., Charles C. Wilson, Kathleen W. Moseley, setting forth new ownerships as follows, Thomas B. Wilson, Jr., 22.22% interest, Charles C. Wilson, 38.89% interest and Kathleen W. Mosley, 38.89% interest, as tenants in common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. C-408 together with Carport Designated No. C-408-C on the Plan of Phase One, Section Four, River Plantation Condominium Apartments of record in Plat Book 4860, pages 17-19, as amended in Plat Book 4860, pages 107-109, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate 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, Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760 in said Register's Office.

Being the same property conveyed to Thomas B. Wilson, Jr., a one sixth percent (1/6%) undivided interest; Charles C. Wilson, a one third percent (1/3%) undivided interest; Kathleen W. Moseley, a one third percent (1/3%) undivided interest, and J. Scott Wilson, a one sixth percent (1/6%) undivided interest, as Tenants in Common, by Deed from Patricia L. Derrick aka Patricia D. Estes and husband, Kirk Estes, of record as Instrument No. 20080131-0010112 in the Register's Office for Davidson County, Tennessee.

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

1. 2009 Davidson County taxes which have been assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Plan of record in Book 4860, pages 17-19, amended in Book 4860, pages 107-109, and Plan of record in Book 4675, page 127, amended in Book 4860, page 16, in the Register's Office for Davidson County, Tennessee.
4. 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; 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 Condominium Apartments (Section Four) of record in Book 4892, page 440, as amended in Book 4956, page 756, Instrument No. 20050128-0010628 and in Instrument 20050602-0062760 in the Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of River Plantation Section Four Condominium Homeowners' Association, Inc., of record as Instrument No. 20050415-0042394 in said Register's Office.
6. By-Laws of River Plantation, Section Four, of record in Book 4892, page 456, amended in Book 7850, page 955, and Instrument No. 20050602-0062760 in said Register's Office.
7. Easement for fuel line of record in Book 7776, page 934, in said Register's Office.
8. Easement of record in Book 3770, page 6, in said Register's Office.
9. Subject to the rights of others in and to the common elements.
10. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 926 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, his heirs and assigns, 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 our hands on April 20, 2009.

J. Scott Wilson

Thomas B. Wilson, Jr.

Charles C. Wilson

Kathleen W. Moseley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 20, 2009, before me personally appeared J. Scott Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 20, 2009.

PAT HIBBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/7/12

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 20, 2009, before me personally appeared Thomas B. Wilson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 20, 2009.

PAT HIBBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/7/12

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 20, 2009, before me personally appeared Charles C. Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 20, 2009.

PAT HIBBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pat Hibbett
NOTARY PUBLIC

My Commission Expires: 11/7/12

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 20, 2009, before me personally appeared Kathleen W. Moseley to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 20, 2009.

PAT HIBBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pat Hibbett
NOTARY PUBLIC

My Commission Expires: 11/7/12