Book 36
23948

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 DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Carolyn L. Bullion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2009.

June E. Rowell
Notary Public

My commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Name and Address of New Owner:

Amanda Lawson
6884 River Ridge Drive
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20090035934 DEEDWARR
Recvd: 06/01/09 14:23 3 pgs
Fees:18.00 Taxes:1017.50
20090601-0050200

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

6884 River Ridge Drive
Nashville, TN 37221

Map and Parcel:

141-15-C-045 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 Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LAURA C. HOOD AND husband, KEITH D. HOOD,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **AMANDA LAWSON**, hereinafter called

"**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Phase 9, Rolling River Estates, of record in Book 6200, page 52, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laura C. Hood by Warranty Deed from Ronald W. Banks and wife, Cindy L. Banks, of record as Instrument No. 20020528-0064150 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6884 River Ridge Drive, Nashville, TN 37221.

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

1. Metropolitan Nashville/Davidson County taxes for the year 2009 which have been prorated between the parties and assumed by Grantee.

2. Matters shown on plan of record in Plat Book 6200, page 52, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, as amended in Book 6298, page 934, and the By-Laws appended thereto of record in Book 4892, page 679, and Book 4788, page 950, as amended in Book 4871, page 640, in said Register's Office.

4. Charter of Rolling River Estates, Inc. of record in Book 4892, page 671, as amended in Book 8276, page 552, in said Register's Office.

5. Conveyance of Common Areas to Rolling River Estates, Inc. of record in Book 5689, page 652, in said Register's Office.

6. Subject to the rights of others in and to the common areas.

7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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, her heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 this 29th day of May, 2009.

5/29/09

Laura C. Hood

LAURA C. HOOD

5/29/09

Keith D. Hood

KEITH D. HOOD

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 **LAURA C. HOOD and husband, KEITH D. HOOD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

Rubye Rainey

NOTARY PUBLIC

My commission expires: _____

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

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