Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09050035

Mildred S. Rust

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Nell H. Ross
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17 DAY OF June, 2009.

NOTARY PUBLIC

My Commission expires: 10/20/10

Address of New Owner	Send Tax Bills To:	Tax Information:
Nell H. Ross 8596 Sawyer Brown Rd. Nashville, TN 37221	Same	142-09-0D-176

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, I, **Mildred S. Rust,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Nell H. Ross,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Unit No, 8596, together with the carport designated No. 8596 -C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Plat Book 7900, page 745 and re-recorded in Plat Book 7900, page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, amended in Instrument No. 20081203-0117317, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Mildred S. Rust, Widow by deed from Haury and Smith Contractors, Inc. dated 07/17/1995 at Book 9735, page 634, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090041639 DEEDWARR
Recvd: 06/22/09 15:56 2 pgs
Fees:13.00 Taxes:758.50
20090622-0058134

This is improved property generally located:
8596 Sawyer Brown Rd., Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Plat Book 7900, page 745 and re-recorded in Plat Book 7900, page 945, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Easement, setbacks and all other matters shown described in Master Deed recorded in Book 9394, page 598, amended in Instrument No. 20081203-0117317, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

4. Restrictive covenants recorded in Book 7389, page 924, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Easement in favor of Texas Eastern Transmission, LP of record in Book 206, page 403, and in Book 291, page 2827, Register's Office of Rutherford County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Mildred S. Rust,** has caused this instrument to be executed, this the 17 day of June, 2009.

Mildred S. Rust

Mildred S. Rust

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mildred S. Rust**, 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.

This the 17 day of June, 2009.

My commission Expires: 10/20/10

NOTARY PUBLIC

