WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$186,500.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2009.

Notary Public

My commission expires: 5-2-11

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
John Garvey **Linda Garvey**	New Owner	**Map 142-09-0-14 Parcel 109co**
9015 Sawyer Brown Road		
Nashville, Tennessee 37221		

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, WE,

Ronald L. Dix and Teri L. Dix, married, Joint Tenants with Rights of Survivorship

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

John Garvey and Linda Garvey, husband and wife

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 9015, River Plantation, Section IX, Phase II-D, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime recorded in Plat Book 7900, Pages 519 and 520, said Register's Office, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713, and Instrument 20041124-0140994, made applicable by Book 8844, Page 642, as corrected in Book 8975, Page 89, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation (Section 9), Condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341, as amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, made applicable by Book 8844, Page 642, as corrected in Book 8975, Page 89, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein.

BEING the same property conveyed to Ronald L. Dix and Teri L. Dix, married, Joint Tenants with Rights of Survivorship, by Deed from Thomas S. Mills and wife, Leslie L. Hodge Mills, of record in Instrument No. 20070718-0085509, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Ronald L. Dix, pursuant to a Power of Attorney executed by same on the 17th day of June, 2009, of record in Instrument No. 20090710-0064788, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Teri L. Dix, pursuant to a Power of Attorney executed by same on the 17th day of June, 2009, of record in Instrument No. 20090710-0064789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **9015 Sawyer Brown Road, Nashville, Tennessee 37221**

BILL GARRETT, Davidson County
Trans: T20090046586 DEEDWARR
Recvd: 07/10/09 16:00 2 pgs
Fees: 13.00 Taxes: 690.05

20090710-0064790

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 6th day of **July, 2009.**

Ronald L. Dix
Ronald L. Dix

BY: Allen Huggins atty in fact
Allen Huggins, Attorney-In-Fact

Teri L. Dix
Teri L. Dix

BY: Allen Huggins atty in fact
Allen Huggins, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2009.

Diana Aubin
Notary Public

My Commission expires: November 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2009.

Diana Aubin
Notary Public

My Commission expires: November 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.