BILL GARRETT, Davidson County
Trans:T20090053394 DEEDQC
Recvd: 08/05/09 15:55 2 pgs
Fees:12.00 Taxes:0.00
20090805-0073659

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parce
Nancy S. Brannan	Same	Map
419 General George Patton Road		Parcel 142090F41900CO
Nashville, Tennessee 37221		Group

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy S Brannan, by these presents do hereby quitclaim and convey unto Charles E. Brannan, his successors and assigns, all my right, title and interest in and to the following real property:

Unit No. 419, together with the carport designated No. 419-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514; 515, 516 and 517, and Book 8123, page 690, as amended in Book 6900, page 654, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq., Register's Office for Davidson County, Tennessee, 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 or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made apart hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book m7389, page 924, Register's Office for said County.

This is improved property known as 419 General George Patton Road, Nashville, Tennessee 37221.

Being the same property conveyed to Charles E. Brannan and wife, Nancy S. Brannan by deed from Haury and Smith Contractors, Inc. of record in Book 8797, page 53, Register's Office for Davidson County, Tennessee, and

Being the same property awarded to Nancy S. Brannan by Final Decree of Divorce entered August 12, 1998 and of record in Minuet book 285A page 557, Circuit Court Clerk's Office for Davidson County Tennessee.

The grantor herein retains a life estate in the above described real property. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 30 day of July, 2009.

Nancy S. Brannan

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, H. Tom Kittrell Jr, a Notary Public, in and for said County and State, Nancy S. Brannan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Nashville, this 30 day of July, 2009.

H. TOM KITTRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is none.

Nancy S. Brannan
AFFIANT

Sworn to and subscribed before me this 30 day of July, 2009.

H. TOM KITTRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/3/12

THIS INSTRUMENT PREPARED BY:

H. TOM KITTRELL, JR.
Attorney at Law
404 James Robertson Pkwy.
Suite 1623, Parkway Towers
Nashville, TN 37219