WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/09 11:37 2 pgs
Fees:13.00 Taxes:196.10
20090806-0073925

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$53,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of June, 2009

Notary Public

My Commission expires: 8/10/12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rina River, LLC	SAME	072-07-0-339.00
830 Brentwood Pointe		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Phyllis M. Thomas**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rina River, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Ellis Estates, Section Two, of record in Book 6900, page 467, as amended in Book 7724, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William M. Cayce and Harold F. Goodwin by deed from John W. Barton, Jr. and wife, Carolyn M. Barton on May 9, 1986 of record in Book 6854, page 458, Register's Office for Davidson County, Tennessee. And further conveyed to William W. Case and wife, Beatrice Cayce by Quitclaim Deed from Harold F. Goodwin of record in Book 7424, page 449, said Register's Office. And further conveyed to Phyllis M. Thomas, by deed from William W. Cayce and wife, Beatrice Cayce, on June 19, 1990, of record in Book 8138, page 204, Register's Office for said County.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-07-0-339.00.
- Subject to all matters as shown on the Plan of record in Book 6900, page 467, as amended in Book 7724, page 124, Register's Office Davidson County, Tennessee.
- Easement to TVA of record in Book 4797, page 981; and Book 5153, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1352 Love Joy Court, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 23, 2009.

Phyllis M. Thomas

Phyllis M. Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Phyllis M. Thomas** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 23, 2009

My commission expires 8/12/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
NOTARY PUBLIC OF TENNESSEE
CHEATHAM COUNTY

My commission expires: 04-15-12