Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 28921-07-2009**<br><br>**Record & Return To:**<br>**McCann Hubbard & Solomon**<br>**1804 Williamson Court, Suite 201**<br>**Brentwood, TN 37027** | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $145,000.00.<br>Affiant<br>Subscribed and sworn to before me this 17th day of August, 2009.<br>Notary Public<br>My Commission Expires: 1/7/2013 |

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Mary E. Rogers<br>1045 Todd Preis Drive<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>142-05-0C-013.00CO |

**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 of which is hereby acknowledged, **Laura C. Davis**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary E. Rogers** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1045 Todd Preis Drive, Nashville, TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 17th day of August, 2009.

Laura C. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Laura C. Davis**, 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.

Witness my hand, at office, this 17th day of August, 2009.

Notary Public

My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20090057521 DEEDWARR
Recvd: 08/21/09 15:49 2 pgs
Fees:13.00 Taxes:536.50

20090821-0079041

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. X-403 together with Carport No. X-403-C on the Plan of Amended Plat Building A,K, N, R, U, W, X, Y & Z, Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, Pages 17-19, amended in Plat Book 4860, Pages 107-109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Laura C. Davis by Deed dated 8/30/1976 from Haury & Smith Contractors, Inc. of record in Book 5064, Page 434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of River Plantation, Section Four, of record in Book 4892, Page 456, amended in Book 7850, Page 955 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of River Plantation Section Four Condominiums Homeowners Association, Inc. of record in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Four), of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4860, Pages 17-19, amended in Book 4860, Pages 107-109, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 4675, Page 127, Register's Office for Davidson County, Tennessee.
8. Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.
10. Easement for graveyard of record in Book 174, Page 70, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.