THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29103-10-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2009. Notary Public My Commission Expires: MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Fannie Dee Ellis 914 Todd Preis Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142050D00800CO

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, **Harold D. Snell and Norma C. Snell, Trustees of the Snell Family Revocable Living Trust Agreement, dated January 9, 1996**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fannie Dee Ellis, unmarried** ("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 914 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 30th day of October, 2009.

Harold D. Snell and Norma C. Snell, Trustees of the
Snell Family Revocable Living Trust Agreement,
dated January 9, 1996

Harold D. Snell, Trustee

Norma C. Snell, Trustee

BILL GARRETT, Davidson County
Trans: T20090075010 DEEDWARR
Recvd: 11/03/09 14:07 2 pgs
Fees: 13.00 Taxes: 625.30
20091103-0101570

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Harold D. Snell, Trustee and Norma C. Snell, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No A-408 , together with carport designated No. A408-C, Buildings A,K,N,R,U,W,X,Y and Z Phase One Section Four River Plantation Condominium Apartments of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 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 Harold D. Snell and wife, Norma C. Snell by deed dated November 20, 2000 from Margaret A Schneider, unmarried of record in Instrument No. 20001129-0117191, Register's Office for Davidson County, Tennessee. Being further conveyed to Harold D. Snell and Norma C. Snell, Trustees of the Snell Family Revocable Living Trust Agreement, dated January 9, 1996, by Quitclaim Deed from Harold D. Snell and wife, Norma C. Snell of record in Instrument No. 20020614-0072362, said Register's Office.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. By-Laws of River Plantation Section Four, of record in Book 4892, page 456 amended in Book 7850, page 955, 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, amended in 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 517 thru 519, amended in Book 4860, pages 107 thru 109, Register's Office for Davidson County, Tennessee.