WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me, this 28th day of January, 2010

Notary Public

MY COMMISSION EXPIRES: June 12, 2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100010129 DEEDWARR
Recvd: 02/19/10 14:11 2 pgs
Fees:13.00 Taxes:573.13
20100219-0012976

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla G. Smith	Bank of America	142-09-O-E
(NAME)	(NAME)	(MAP)
1356 Gen. George Patton Road	801 Crescent Center Dr Ste 510	142.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donald L. Brown and Kathy L. Mangrum, Co-Conservators for Julia Shannon Hill, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carla G. Smith, a single person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 1356, together with Carport 1356-C of River Plantation, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Section Seven, Phase One, River Plantation, Condominium Apartments, recorded in Plat Book 5200, pages 705 and 706, said Register's Office, and described in a Master Deed recorded in Book 6226, page 9, 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, Condominium Apartments contained in the Master Deed recorded in Book 6226, page 9, and By-Laws recorded in Book 6226, page 18, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Julia Shannon Hill, by deed from Haury & Smith Contractors, Inc., of record in Book 6728, page 204, Register's Office for Davidson County, TN.

Under Order Appointing Conservators dated October 7, 2009 and recorded in the Probate Court for Davidson County, TN, Docket No. 09P-1129, Donald L. Brown and Kathy L. Mangrum are appointed as Co-Conservators for Julia Shannon Hill.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1356 Gen. George Patton Road, Nashville, Tennessee 37221

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, their heirs and assigns forever; and we do covenant with 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 28th day of January, 2010.

Donald L. Brown, Co-Conservator

Donald L. Brown
Co-Conservator
For Julia Shannon Hill

Kathy S. Mangrum, Co-Conservator

Kathy L. Mangrum
Co-Conservator
For Julia Shannon Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Donald L. Brown and Kathy L. Mangrum, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be the Co-Conservators Under Order Appointing Conservators, dated October 7, 2009, in the Probate Court for Davidson County, TN, Docket No. 09P-1129, and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing for as Co-Conservators for Julia Shannon Hill.

Witness my hand and official seal at office at Brentwood, TN on this 28th, day of January, 2010.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN