THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29376-02-2010** **Record & Return To:** **Southland Title & Escrow Company, Inc.** **7101 Executive Center Drive, Suite 151** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $189,900.00. Affiant Subscribed and sworn to before me this 12th day of March, 2010. Notary Public My Commission Expires: 05-06-13

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sharon Etzman 8513 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** F & M Bank 10 Cadillac Way, Suite 100 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 142090D18600CO

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, **Deborah Whitney Oliver and Gregory Allen Whitney, Trustees of the Whitney Revocable u/a/d July 16, 1992,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon Etzman, a single person,** ("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 8513 Sawyer Brown Road, 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 12th day of March, 2010.

Deborah Whitney Oliver, Trustee — Gregory Allen Whitney, Trustee

Deborah Whitney Oliver, Trustee

Gregory Allen Whitney, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, 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. *DEBORAH WHITNEY OLIVER

Witness my hand, at office, this 11TH day of March, 2010.

Notary Public

My Commission Expires:

J. 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: T20100016274 DEEDWARR
Recvd: 03/19/10 14:04 2 pgs
Fees: 13.00 Taxes: 702.63

20100319-0020855

STATE OF Maryland COUNTY OF Anne Arundel SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory Allen Whitney, 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 10th day of March, 2010.

Anne D. Storey
Notary Public
Anne D. Storey

My Commission Expires: March 28, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8513, together with carport designated No. 8513-C, on the Plan of River Plantation, Section X, Phase II-B, of record in Plat Book 9700, page 28, 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 Ten, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, page 598, annexed in Book 9780, page 284, and in Instrument No. 20081203-0117317, said Register's Office.

Being the same property conveyed to Lanola J. Whitney, Deborah Whitney Oliver, Gregory Allen Whitney and Cheryl Whitney Dixon, Trustees of the Whitney Irrevocable Trust U/A/D July 16, 1992 by deed from Martha N. Greer, unmarried, appearing as Instrument No. 20050107-0002946, Register's Office for Davidson County, Tennessee. (The correct trust name is the Whitney Revocable Trust u/a/d July 16, 1992.) Lanola J. Whitney died on October 1, 2009. Pursuant to the second paragraph of the Whitney Revocable Trust Agreement, "if the Non-Grantor Trustees [Deborah Whitney Oliver, Gregory Allen Whitney and Cheryl Whitney Dixon] shall be acting as trustees hereunder, then any two of the named trustees shall be entitled to take for and on behalf of the trust estate, all action necessary and appropriate to administer the trust in accordance with the provisions hereof."

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for River Plantation Section 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association Inc. of record in Book 7402, page 591, 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 Ten Phase One, of record in Book 9394, page 598, amended in Book 9780, page 284, and in Instrument No. 20081203-0117317, 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 9700, page 28, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 27, Register's Office for Davidson County, Tennessee.