THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29597-06-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 9th day of July, 2010. Notary Public My Commission Expires: 9/8/2013

WARRANTY DEED

Address New Owner: Michael Mercer, Andrea Mercer 7432 River Bend Circle Nashville, TN 37221	**Send Tax Bills To:** First Federal Bank 1300 McFarland Blvd. NE Tuscaloosa, AL 35406	**Tax Information:** Map and Parcel No.: 141 120 C 07400 CO

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, **Carl A. Appelt, Jr., unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael** Damion **Mercer and wife, Andrea Mercer** ("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 7432 River Bend Circle, 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 9th day of July, 2010.

Carl A. Appelt, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carl A. Appelt, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2010.

Notary Public

My Commission Expires:

My Commission Expires
August 23, 2011

BILL GARRETT, Davidson County
Trans:T20100042634 DEEDWARR
Recvd: 07/12/10 13:42 2 pgs
Fees:13.00 Taxes:814.00

20100712-0054572

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of River Bend, a Planned Unit Development, as of record in Plat Book 6900, pages 504 and 505, as amended by Surveyor's Instrument of Correction in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete

Being the same property conveyed to Carl A. Appelt, Jr., unmarried by deed dated 11/15/2001 from Samuel H. Johnson and wife, Gail Rich-Johnson of record in Instrument No. 20011116-0125908, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for River Bend of record in Book 7112, page 481, as amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and book 7549, page 893, 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. By-Laws of River Bend Homeowner's Association, of record in Book 7347, page 643, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to River Bend Estates Homeowners Association, Inc. of record in Book 9462, page 679, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of River Bend Estates Homeowners Association, Inc. of record in Book 7347, page 636, amended in Book 8179, page 869 and Book 9359, page 153, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, pages 504 and 505, and Surveyor's Instrument of Correction in Book 7465, page 833, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7278, page 822, Register's Office for Davidson County, Tennessee.