BILL GARRETT, Davidson County
Trans:T20100044355 DEEDQC
Recvd: 07/20/10 12:20 2 pgs
Fees:12.00 Taxes:0.00
20100720-0056708

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
CORNERSTONE SQUARE
530 Church Street, Suite 400
Nashville, Tennessee 37219
(615) 301-4800

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
TERRY TOMERLIN SAGUE	**TERRY T. SAGUE**	**142-5A**
425 Plantation Court	**1164 Chenault Lane**	**96-96-A**
Nashville, TN 37221	**Castalian Springs, TN 37031**	**PW**

STATE OF TENNESSEE)
COUNTY OF SUMNER)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Judy Tomerlin Sague
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16TH DAY OF July, 2010.

Kathy Payne
NOTARY PUBLIC

KATHY L. PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

MY COMMISSION EXPIRES:

My Commission Expires
May 20, 2013

QUITCLAIM DEED WITH RETAINED LIFE ESTATE

For and in consideration of love and affection and the sum of $ 10.00 cash in hand paid by the hereinafter named Grantee to Grantor, the receipt of which is hereby acknowledged, I, JUDY T. SAGUE, being one and the same as JUDY TOMERLIN SAGUE, presently unmarried, as Grantor, do hereby transfer, convey, and forever quitclaim to my son, TERRY TOMERLIN SAGUE, presently married, his heirs, executors and assigns, any and all interest in and to said property but specifically excluding and reserving unto myself a retained life estate for my natural life, which I may now or forever have in the following described tract or parcel of land being a certain condominium apartment in Davidson County, Tennessee, to-wit:

Unit No. Q-2, together with the Carport designated Q-2-C, in River Plantation, Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville,

Davidson County, Tennessee, as shown on the Plat of River Plantations, Section Two Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a master deed, recorded in Book 4661, page 374, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, page 906, said Register's Office. Being the same property conveyed to Bruce D. Sague & Wife, Judy T. Sague, one and the same as Judy Tomerlin Sague, by Warranty Deed as of record in Book 4704 Page 179, Register's Office for Davidson County, Tennessee, the said Bruce T. Sague having predeceased Grantor.

Specifically retained in the name and ownership of Grantor is a life estate in and to said described property for Grantor's natural life. The said property has been officially re-designated as 425 Plantation Court, Nashville, TN 37221.

This is improved property originally and formerly known as Unit No. Q-2, 500 Plantation Court, Nashville, Tennessee 37221 but having since been re-designated and now known as 425 Plantation Court, Nashville, Tennessee 37221.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

IN WITNESS WHEREOF, I have hereunto set my hand this 16TH day of July, 2010.

JUDY TOMERLIN SAGUE being one and
The same as JUDY T. SAGUE

STATE OF TENNESSEE)
COUNTY OF TN)

PERSONALLY appeared before me, a Notary Public in and for said County and State, JUDY TOMERLIN SAGUE, with whom I am personally acquainted, and or who provided satisfactory evidence of her identity and who acknowledged that she executed the within instrument for the purposes therein contained by affixing her signature on the day and date above written. WITNESS my hand, at office, this 16TH day of July, 2010.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

My Commission Expires
May 20, 2013

