THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10081086**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $183,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2010. Notary Public My Commission Expires: 8-4-14

AMY CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20100059845 DEEDWARR
Recvd: 09/23/10 08:37 2 pgs
Fees:13.00 Taxes:677.10
20100923-0075581

WARRANTY DEED

Address New Owner: Michael R. Vacek 8956 Sawyer Brown Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090H00400CO

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, **Laura B. Goins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael R. Vacek and wife, Susan Vacek**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 8956, SECTION 9, PHASE 1, RIVER PLANTATION, as shown on plat of record in Plat Book 7900, Page 98, amended in Book 8123, Page 692, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of property. Being the same property conveyed to Laura B. Goins by Warranty Deed from Richard Thomas Moore, Jr. and wife, Royanne Atkinson Moore, recorded on the 2nd day of April, 2003 in Instrument No. 20030402-0043042, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 9, PHASE 1, RIVER PLANTATION, as recorded in Plat Book 7900, Page(s) 98, amended in Book 8123, Page 692, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 7389, Pages 924, 926 and 941, Book 9247, Page 951, Book 9780, Page 284, Book 10024, Page 409 and Book 10417, Page 348 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Book 8061, Page 341.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION of record inBook 8061, Page 341 , as amended by instrument(s) of record in Book 9326, Page 713; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 8956 Sawyer Brown Rd Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of September, 2010.

Laura B. Goins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura B. Goins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY