RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-1136

BILL GARRETT, Davidson County
Trans:T20110000340 DEEDWARR
Recvd: 01/03/11 13:35 2 pgs
Fees:13.00 Taxes:617.90
20110103-0000477

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 167,000.00

Margaret A Hamacher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF DECEMBER, 2010

Notary Public
Commission Expires: 8.20.13

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Margaret Hamacher 702 General George Patton Road Nashville, TN 37221	Fidelity Bank d/b/a Fidelity Mortgage 3 Corporate Square #700 Atlanta, GA 30329	142-09-0F-702.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joyce Butler, Successor Trustee of the Steed Revocable Living Trust, dated December 2, 1996

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret A. Hamacher, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit: Unit No. 702, together with the Carport designated No. 702-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517,* as amended in Book 6900, page 654, et seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, 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 apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County,

*and Book 8123, page 690,

Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Dollie Steed, Trustee U/A/D December 2, 1996 of the Steed Revocable Living Trust Agreement and any Successors in Trust, with full power to sell, mortgage or convey without the joinder of any beneficiary by QuitClaim Deed, from Dollie Steed, Individually, of record in Book 10282, Page 974, Register's Office for Davidson County, Tennessee, dated December 2, 1996 and recorded December 6, 1996. The said Dollie Steed having since died on 07/16/2010, subject property vesting in Joyce Butler, Successor Trustee pursuant to The Steed Revocable Trust, dated December 2, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 702 General George Patton Road, Nashville, TN 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of Dec., 2010

Joyce Butler Successor Trustee

Joyce Butler, Successor Trustee of the Steed
Revocable Trust Under Agreement Dated December 2, 1996

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joyce Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained by signing in her capacity as Successor Trustee.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of December, 2010.

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY