STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$144,000.00 Paul G. Hyde
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March 20 11
Brandi Wise
Deputy Register

PICK-UP

This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, 2nd Floor
P.O. Box 306
Shelbyville, TN 37162
(931) 684-9600

Information for this Deed provided by the parties.

This instrument has been prepared without the benefit of a title examination.

Tax Responsibility:

Paul G. Hyde - - Owner
8608 Sawyer Brown Road
Nashville, Tennessee 37221

Map 142-13-C, Parcel 41.00

BILL GARRETT, Davidson County
Trans:T20110015612 DEEDWARR
Recvd: 03/16/11 11:27 3 pgs
Fees:18.00 Taxes:532.80
20110316-0020682

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the EVELYN HYDE BENNETT REVOCABLE TRUST, has this day bargained and sold and does, by these presents, sell, transfer, and convey unto PAUL G. HYDE, his heirs and assigns, a certain tract or parcel of land, lying and being in Davidson County, Tennessee, said property more particularly described as follows, to-wit:

> Unit No. 8608, together with the carport designed No. 8608-C, in River Plantation, Section Ten, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-E, Condominium Apartments, recorded in Plat Book 9700, pages 367 and 368, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10417, page 348, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, *et seq.*, as applied to Section Ten, Phase II-A; Section

Ten, Phase II-B; Section Ten, Phase II-C; Section Ten, Phase II-D; Section Ten, Phase II-E, by annexation documents in Book 9780, page 284; Book 9669, page 111; Book 10024, page 409; Book 10136, page 708; and Book 10417, page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to the Evelyn Hyde Bennett Revocable Trust by Quitclaim Deed from Evelyn Hyde Bennett, dated July 1, 2005, of record at Book *, page _____, Register's Office of Davidson County, Tennessee.

* 20050708-0079223

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-1 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, *et seq.*, as re-recorded in Book 7900, page 945, and Plat Book 7900, page 956; Plat Book 9700, page 27, Plat Book 9700, page 143, as revised in Plat Book 9700, page 186; Plat Book 9700, page 203; and Plat Book 9700, page 367, Register's Office for Davidson County, Tennessee, and any and all other existing easements and restrictions of record.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **PAUL G. HYDE**, his heirs and assigns, forever.

The **EVELYN HYDE BENNETT REVOCABLE TRUST** covenants that it is lawfully seized and possessed of said property; has a good and lawful right to sell and convey the same; and that it is free and unencumbered except for easements and restrictions of record, if any.

The **EVELYN HYDE BENNETT REVOCABLE TRUST** further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate unto the said **PAUL G. HYDE**, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this 15 day of March, 2011.

EVELYN HYDE BENNETT REVOCABLE TRUST

By: Evelyn Hyde Bennett, Trustee
Evelyn Hyde Bennett, Trustee

STATE OF TENNESSEE,
COUNTY OF Davidson.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **EVELYN HYDE BENNETT**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the **TRUSTEE** of the **EVELYN HYDE BENNETT REVOCABLE TRUST**, the bargainor, and is authorized by the Trust to execute this document on its behalf.

WITNESS MY HAND and official seal, this 15 day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 7-7-14

SHANE PHARR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.