[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ann Katherine Grant	Prime Lending, a PlainsCapital Co.	Map/Parcel - 142-9-H-16.00
9155 Sawyer Brown Rd	18111 ~~Preston Rd~~ Preston Rd	
Nashville, TN 37221	Dallas, TX 75252	

This instrument prepared by : Robert J. Notestine, III, Attor Avenue, Ste 201, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110033036 DEEDWARR
Recvd: 06/03/11 08:31 2 pgs
Fees:13.00 Taxes:629.00

20110603-0042393

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand [illegible] valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Brent R. Brooks, Successor Trustee with full power to sell, transfer and convey without the joinder of any beneficiary, of the Reuben H. Brooks and Carolyn H. Brooks Revocable Living Trust** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Katherine Grant** Ann, unmarried (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Unit No. 9155, together with the Carport designated No. 9155-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments, recorded in Book 7900, Page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, 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 IX, Phase I, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, 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. 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 Reuben H. Brooks and wife, Carolyn H. Brooks by Warranty Deed from Haury and Smith Contractors, Inc., recorded on the 6th day of September, 1991 in Book 8437, Page 173, in the Register's Office of Davidson County, Tennessee.

The said Reuben H. Brooks and the said Carolyn H. Brooks have since died and title vested into The Reuben H. Brooks and Carolyn H. Brooks Revocable Living Trust by Last Will and Testament of Reuben H. Brooks and Carolyn H. Brooks.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION IX, PHASE I, as recorded in Plat Book 7900, Page(s) 97, Plat Book 7900, Page 98, corrected in Book 8123, Page 692, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7389, Page 924, said Register's Office.
4. Charter of Homeowners Association, recorded in Book 7402, Page 591 and Instrument No. 20041105-0133835, said Register's Office.
5. 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 (SECTION 9) PHASE I of record in Book 8061, Page 341, as amended by instrument(s) of record in Book 9326, Page 713 and supplemented and amended at Instrument No. 20041124-0140994, said Register' Office.

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6. Easement for Sewer and Drainage, recorded in Book 7400, Page 792, said Register' Office.
7. Easement to Tennessee Valley Authority, recorded in Book 2277, Page 619 and Book 3028, Page 605, said Register's Office.

This is improved property commonly known as: 9155 Sawyer Brown Rd, Nashville, TN 37221

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $169,999.00

Cari Teal
Affiant

Subscribed and sworn to before me this 31st day of May, 2011

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of May, 2011.

Reuben H. Brooks and Carolyn H. Brooks Revocable Living Trust

By: _____, SUCESSOR TRUSTEE
Brent R. Brooks
Successor Trustee

STATE OF TEXAS)
COUNTY OF Collin)

Personally appeared before me, a Notary Public for the State of Texas and County aforesaid, Brent R. Brooks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Successor Trustee for The Reuben H. Brooks and Carolyn H. Brooks Revocable Living Trust , the within named bargainor, and he as such Successor Trustee, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing as such Successor Trustee.

Witness my hand, at office, this 31st day of May, 2011

_____
Notary Public

My commission expires: 02-03-15

ROSS MONTGOMERY
Notary Public, State of Texas
My Commission Expires
February 03, 2015