BILL GARRETT, Davidson County
Trans:T20110036811 DEEDWARR
Recvd: 06/20/11 13:44 3 pgs
Fees:18.00 Taxes:573.50
20110620-0047150

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00. **Affiant** Subscribed and sworn to before me, this 17th day of June, 2011. Notary Public My Commission Expires: _____ My Commission Expires MAR. 3, 2015

Address New Owner As Follows: Lloyd F. Smith and J. Phillip Estes 9156 Sawyer Brown Road Nashville, TN 37221	Send Tax Bills To: SAME	Map-Parcel Number: 142 09 0H 01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUANITA T. SOUTHERLAND, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LLOYD F. SMITH AND J. PHILLIP ESTES, as tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9156 together with Carport No. 9156-C on the Plan of River Plantation, Phase I, Section IX, of record in Book 7900, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juanita T. Southerland by deed from Clifford F. Anderson and wife, Loretta T. Anderson, of record in Book 8332, page 164, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2011 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of River Plantation Section 8 – 11 Umbrella Association, Inc., of record at Book 7389, page 924, as amended at Book 8494, page 628, Register's Office for Davidson County, Tennessee; Master Deed creating a Horizontal Property Regime of record in Book 8061, page 341; Book 9326, page 713, as amended at Instrument No. 20041124-0140994 and By-Laws at Book 8061, page 357, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.

4. Easement and right-of-way granted to United States of America of record in Book 2277, page 619 and Book 3028, page 605, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Book 7900, page 98, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 9156 Sawyer Brown 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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15 day of June, 2011.

Juanita T. Southerland

Juanita T. Southerland

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juanita T. Southerland**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of June, 2011.

C R Henderson

Notary Public

My Commission Expires: 8/7/11

C. R. HENDERSON
Notary Public, State of Texas
My Commission Expires
August 07, 2011

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