BILL GARRETT, Davidson County
Trans:T20110040094 DEEDWARR
Recvd: 07/05/11 12:59 2 pgs
Fees:12.00 Taxes:0.00
20110705-0051217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is None.

Affiant

Subscribed and sworn to before me on this 30th day of June, 2011.

Notary Public

NICHOLAS PERENICH JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd.
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael Francis Kilbane 8936 Sawyer Brown Road Nashville, TN 37221	New Owner	142-9-H Parcel 53

PERSONAL REPRESENTATIVE'S WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Estate of Jean M. Kilbane, Personal Representative Kathleen Marie Kilbane Brennan, Docket No. 10P-1231 Seventh Circuit Court for Davidson County, Tennessee, Probate Division. hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Michael Francis Kilbane, hereinafter called the Grantee, his heirs, successors, and assigns, a certain condominium in Davidson County, Tennessee, described as follows:

Unit No. 8936, together with the carport designated No. 8936-C, in River Plantation, Section IX, Phase II-D, 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 II-D, Condominium Apartments, recorded in Book 7900, page 520, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, and further described in annexation documents of record in Book 8844, page 642, as amended in Book 8975, page 89, 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 II-D, 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 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, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page

319, Book 8844, page 642 as amended in Book 8975, page 89, Register's Office for said County, and Book 9247, page 951, said Register's Office.

Being the same property conveyed to Jean M. Kilbane, unmarried, of record in Book 9260, Page 333, Register's Office for Davidson County, Tennessee.

This is improved property known as 8936 Sawyer Brown Road, Nashville, TN 37221.

This conveyance is made subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor(s) do covenant with said Grantee that Grantor(s) are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do further covenant and bind themselves and their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30 day of June, 2011.

Kathleen Marie Kilbane Brennan

Estate of Jean Marie Kilbane, by Kathleen Marie Kilbane Brennan, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen Marie Kilbane Brennan, with whom I am personally acquainted, or who proved her identity based upon reliable identification, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 30 day of June, 2011.

Notary Public

NICHOLAS PEREIRA JR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: July 8, 2013