THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060620** BILL GARRETT, Davidson County Trans:T20110046134 DEEDWARR Recvd: 07/29/11 11:11 2 pgs Fees:13.00 Taxes:610.50 20110729-0058255	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Patricia J. VanDenburgh Affiant Subscribed and sworn to before me, this 28th day of July, 2011. Notary Public My Commission Expires: 5-6-2013 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2013

WARRANTY DEED

Address New Owner: Patricia J. VanDenburgh 8929 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-09-0H-129.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James H. Toole, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia J. VanDenburgh, a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 8929, together with the carport designated Number 8929-C in River Plantation, Section IX, 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 IX, Phase II-E, Condominium Apartments, recorded in Book 7900, Pages 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation document of record in Book 9053, Page 256 and amended in Book 9326, Page 713, and annexation in Book 9247, Page 951, 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-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-346, and annexation document in Book 9053, Page 256, 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 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, and Book 9053, Page 256, Register's Office for said County.

Being the same property conveyed to James H. Toole by Warranty Deed from Irma G. Ford, Trustee of the Ford Family Trust, recorded on the 2nd day of October, 2007 in Instrument No. 20071002-0117198, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, TOGETHER WITH CARPART #8929C, RIVER PLANTATION, as recorded in Plat Book 7900, Page(s) 583 and 584.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924, Book 8061, Page 341, annexed for Section IX in Book 9053, Page 256, amended in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 89 and Book 9247, Page 951.

Terms and provisions of by-Laws recorded in Book 8061, Page 341 and Book 9053, Page 256.

Charter of River Plantation, Section 9, Condominium Homeowners Association recorded at Instrument No. 20041105-0133835.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE II, TOGETHER WITH CARPART #8929C, RIVER PLANTATION Condominium of record in Book 8061, Page 341, annexed for Section IX in Book 9053, Page 256 , as amended by instrument(s) of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 89 and Book 9247, Page 951; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 8929 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2011.

JAMES H. TOOLE
by Dahl Johnson, Attorney-in-Fact

James H. Toole
By Dahl Johnson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dahl Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for James H. Toole, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of July, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014