03

Beby Title

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#23437-2

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00.**

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this the 7th day of September, 2011.

Diane K. Mann
Notary Public

My commission expires: _____
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2015

BILL GARRETT, Davidson County
Trans:T20110057842 DEEDWARR
Recvd: 09/19/11 09:12 2 pgs
Fees:13.00 Taxes:536.50
20110919-0072240

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry W. Marshall and Peggy R. Marshall	**Regions Bank dba Regions Mtg**	**142-09-0-E 151.00co**
1365 General George Patton Road	**2050 Parkway Office Circle**	
Nashville, TN 37221	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carolyn D. Michaels Taaffe f/k/a Carolyn D. Michaels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry W. Marshall and wife, Peggy R. Marshall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 1365, together with the Carport designated No. 1365-C, in the Amended Final Plat of River Plantation Condominium Apartments, Section Seven, Phase One, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Seven) Condominiums, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6226, Page 18, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, of record in Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Carolyn M. Sullender, by Warranty Deed from Beverly Richard Dakermandji, as Executrix and Devisee under the Will of Pamela Richard Haines, of record in Instrument No. 20050802-0090033, Register's Office for Davidson County, Tennessee. The said Carolyn M. Sullender is now divorced and her name was restored to her maiden name, Carolyn D. Michaels, by Court Order, Docket No. 05D-2035. The said property was further conveyed to Carolyn D. Michaels, unmarried, by Quitclaim Deed dated January 19, 2006, from Carolyn M. Sullender now known as Carolyn D. Michaels and John T. Cook, Trustee, of record in Instrument No. 20060124-0008870, said Register's Office. The said Carolyn D. Michaels has since married and is now known as Carolyn D. Michaels Taaffe or Carolyn Michaels Taaffe.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominium Apartments, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed on behalf of Carolyn D. Michaels Taaffe, pursuant to a Power of Attorney executed by her on the 26th day of August, 2011, of record in Instrument No. 20110919-0072239, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR'S SPOUSE.

THIS is improved property, known as: **1365 General George Patton 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 that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever 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 **7th** day of **September, 2011.**

Carolyn D. Michaels Taaffe
By Katherine Goodson, as Attorney-In-Fact
Carolyn D. Michaels Taaffe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Katherine Goodson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Carolyn D. Michaels Taaffe,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Carolyn D. Michaels Taaffe,** for the purpose therein contained, by signing the name of **Carolyn D. Michaels Taaffe,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, **2011.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-21-12