RECORD & RETURN TO: FILE BOX 36, Davidson County

WARRANTY DEED

Note: Deed prepared from information supplied by the parties.



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $47,500.00.

Affiant

Subscribed and sworn to me on December 6, 2011.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20110077466 DEEDWARR
Recvd: 12/07/11 14:10 2 pgs
Fees:13.00 Taxes:175.75
20111207-0095640

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25258SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Larry Tidwell Ellen Tidwell 7766 Highway 100 Nashville, TN 37221	SAME ADDRESS AS NEW OWNERS	142-05-A-69.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Martha Alberta Allen Tanase (also known as Martha A. Tanase), an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Larry Tidwell and wife, Ellen Tidwell, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Condominium Unit No. M-I, as shown on Plan of River Plantation, Section Two, Condominium Apartments, of record in Book 4460, pages 136 & 137, in the Register's Office for Davidson County, Tennessee, together with the carport designated as M-1-C, as shown on in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Two.

Being the same property conveyed to Chester T. Tanase and wife, Martha A. Tanase, by Deed from Sam M. Browder, unmarried, of record in Book 8009, page 979, in the Register's Office for Davidson County, Tennessee. The said Chester T. Tanase is now deceased.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been assumed by the Grantees.
2. Subject to matters shown on Plan of record in Book 4460, pages 136 & 137, in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to 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; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums with By-Laws of record in Book 4661, page 344; Book 4691, page 906; Book 6354, page 676; Book 6436, page 389, in the Register's Office for Davidson County, Tennessee.

4. Subject to an easement for TVA lines of record in Book 2274, page 547, in said Register's Office.
5. Subject to easements to Harpeth Valley Utility District of record in Book 3770, page 6, in said Register's Office.
6. Subject to sewer easement that affect Section Two as shown on Plat of Section Four of record in Book 4860, page 60, in said Register's Office.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is located at 400 Plantation Court #M-1, 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 GRANTEE, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 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 our hands on December 6, 2011.

Martha Alberta Allen Tanase
by Frank L Marshall.
Her Attorney-In-Fact

Martha Alberta Allen Tanase by
Frank L. Marshall, Her 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, the within named Frank L. Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Martha Alberta Allen Tanase, as her Attorney in Fact, as the free act and deed of the within named Martha Alberta Allen Tanase.

Witness my hand and official seal on December 6, 2011.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE