THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30360-11-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,000.00. Beth M. Burch Affiant Subscribed and sworn to before me this 15th day of December, 2011. Notary Public My Commission Expires:

SARAH FOR MALIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Ruth Elaine Holt, Raymond E. Holt 8300 Sawyer Brown Road, #F304 Nashville, TN 37221	**Send Tax Bills To:** 1563 Centerstar Rd Columbia, TN 38401	**Tax Information:** Map and Parcel No.: 142 050 B 03600 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, **Lee Anne Patterson, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruth Elaine Holt and Raymond E. Holt, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8300 Sawyer Brown Road, #F304, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of December, 2011.

Lee Anne Patterson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lee Anne Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2011.

Notary Public

My Commission Expires:

SARAH A. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20110079971 DEEDWARR
Recvd: 12/19/11 09:03 2 pgs
Fees:13.00 Taxes:432.90

20111219-0098457

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit F-304, together with carport designated No. F-304-C, on the plan of Amended Section 3 River Plantation Condominium Apartments, of record in Plat Book 4675, pages 75 thru 77, amended in Plat Book 4675, pages 103 thru 105, and in Book 6231, page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, and amended in Book 5785, page 180, and in Book 5840, page 663, said Register's Office.

Being the same property conveyed to Lee Anne Patterson, unmarried, by deed dated December 31, 2002, from Mildred M. LaFont, unmarried, of record in Instrument No. 20030108-0003311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Three), of record in Book 4784, page 464, and amended in Book 5785, page 180, and in Book 5840, page 663, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 4675, pages 75 thru 77, amended in Book 4675, pages 103 thru 105, and Book 6231, page 156, Register's Office for Davidson County, Tennessee.