THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11121672**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me, this 9th day of January, 2012. Notary Public My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120002517 DEEDWARR
Recvd: 01/11/12 11:07 2 pgs
Fees:13.00 Taxes:462.50
20120111-0002856

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Diana Allegranti 8207 Sawyer Brown Road M8 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-01-0A-088.00-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, **Estate of Kay Dalessandro** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana Allegranti, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. M-8 of Section 1, River Plantation Condominium Apartments, of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision fo the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation (Section One) of record in Book 4562, page 474, as supplemented and amended in Instrument 200510200126564, in the Register's Office for Davidson County, Tennessee,and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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.

Being the same property conveyed to Kay Dalessandro by deed from Mimi K. Pollock, unmarried of record in Instrument 201008040061401, Register's Office for Davidson County, Tennessee, dated August 2, 2010.

Kay Dalessandro having deceased on June 24, 2011.

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.

All matters shown on the Plan of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee.

Rules and Regulations in Book 4784, page 510, Register's Office for Davidson County, Tennessee.

The premises herein insured 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 the 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 buildings 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 (Section One)of record in Book 4562, Page 474, supplemented in Instrument 200510200126564, Register's Office for Davidson County, Tennessee.

By-Laws appended to Master Deed in Book 4562, page 490, Register's Office for Davidson County, Tennessee.

Charter in Instrument 200508180098515, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8207 Sawyer Brown Road M8 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 9th day of January, 2012.

Nancy E Huggins, executrix

Estate of Kay Dalessandro By: Nancy E Huggins, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy E Huggins, Executrix of the Estate of Kay Dalessandro, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2012.

Notary Public

My Commission Expires: May 18, 2014

