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. 30396-01-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. John M. Wilson Affiant Subscribed and sworn to before me this 20th day of January, 2012. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: John M. Wilson 1053 Todd Preis Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 142 050 C 01000 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, **Richard E. Arnold, Jr. and wife, Jean M. Arnold**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Wilson** ("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 1053 Todd Preis Drive, 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 20th day of January, 2012.

Richard E. Arnold, Jr. By: R. Shannon Pollard, Attorney in Fact
Richard E. Arnold, Jr.
BY: R. Shannon Pollard, Attorney-In-Fact

Jean M. Arnold By: R. Shannon Pollard, Attorney in Fact
Jean M. Arnold
BY: R. Shannon Pollard, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS::

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R. Shannon Pollard, 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 the said Richard E. Arnold, Jr. and Jean M. Arnold and is authorized by the said Richard E. Arnold, Jr. and Jean M. Arnold to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of January, 2012.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20120005134 DEEDWARR
Recvd: 01/23/12 11:28 2 pgs
Fees:13.00 Taxes:314.50

20120123-0006116

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Z-401, together with Carport Z-401-C, on the Plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, 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 Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Richard E. Arnold, Jr. and wife, Jeannie B. Arnold, by quitclaim deed dated December 18, 1996, from Frank E. Mondelli, Trustee, of record in Book 10294, page 148, Register's Office for Davidson County, Tennessee. Being further conveyed to Richard E. Arnold, Jr. and wife, Jean M. Arnold, by quitclaim deed dated April 13, 2000, from Richard E. Arnold, Jr. and wife, Jeannie B. Arnold, of record in Instrument No. 20000424-0039879, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. By-Laws of River Plantation, Section Four, of record in Book 4892, page 456, amended in Book 7850, page 955, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of River Plantation, Section Four, Condominiums Homeowners Association of record in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.
4. 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 Four, of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4860, pages 17 thru 19 and Book 4860, pages 107 thru 109, Register's Office for Davidson County, Tennessee.
6. Easement to Nashville Gas of record in Book 7776, page 934, Register's Office for Davidson County, Tennessee.