B04/36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120018410 DEEDWARR
Recvd: 03/13/12 14:11 3 pgs
Fees:18.00 Taxes:610.50

20120313-0021667

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00.

Affiant

Subscribed and sworn to me on March 12, 2012.

NOTARY PUBLIC
My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25368SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lewis W. Gordon and Jill T. Gordon Living Trust Agreement 1019 Todd Preis Drive Nashville, TN 37221	SAME AS NEW OWNER	142-5-C-037.00 CO

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, George B. Sanders, Jr. and WIFE, Kathryn C. Sanders, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Lewis W. Gordon and Jill T. Gordon Living Trust Agreement, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. T-401 together with the carport designated No. T-401-C on the plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, pages 17, 18 and 19 as amended in Book 4860, page 107, 108 and 109, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George B. Sanders, Jr., and Kathryn C. Sanders, Husband and wife, by Warranty Deed dated March 18, 2005, from James M. Crowson and Martha C. Crowson, Husband and wife, of record as Instrument No. 20050322-0031358, Register's Office for Davidson County, Tennessee.

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

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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.

3. By-Laws of River Plantation, Section Four, of record in Book 4892, page 456, amended in Book 7850, page 955 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of River Plantation, Section Four, Condominium Homeowners Association, Inc. of record as Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.
5. 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 and in Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 4860, pages 17 through 19, as amended in Book 4860, pages 107 through 109, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 4675, pages 127, amended in Book 4860, page 16, Register's Office for Davidson County, Tennessee.
9. Fuel Line Easement granted to Nashville Gas Company, of record in Book 7776, page 934, Register's Office for Davidson County, Tennessee.
10. Easement granted to Harpeth Valley Utility District of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
11. TVA Easement granted to USA of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1019 Todd Preis Drive, 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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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 March 12, 2012.

George B. Sanders, Jr.

Kathryn C. Sanders

Kathryn C. Sanders By: George B. Sanders, Jr., Attorney-In-Fact

AIF

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J2U.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 12, 2012, before me personally appeared George B. Sanders, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

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 George B. Sanders, Jr., 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 Kathryn C. Sanders, as her Attorney in Fact, as the free act and deed of the within named Kathryn C. Sanders.

Witness my hand and official seal this 12th day of March 2012.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

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