THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020347** BILL GARRETT, Davidson County Trans:T20120024768 DEEDWARR Recvd: 04/05/12 08:48 2 pgs Fees:13.00 Taxes:543.90 20120405-0028994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me, this29th day of March, 2012. Notary Public My Commission Expires: 4/20/2015 KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Cynthia Martin 1116 General George Patton Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090D04100CO

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, **Sara Ezell Young, Trustee and Linda Young Bogue, Trustee of the Sara Ezell Young Living Trust, dated December 21, 1994** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia Martin*** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

an unmarried woman and Lezlie Diane MacNevin, an umarried woman, as tenants **

Unit No. 1116, together with the Carport designated No. 1116-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Register's Office for Davidson County Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 529, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Warranty Deed from Haury & Smith Contractors, Inc. to Kathryn Love Ezell as recorded on the 28th day of October, 1982 in Deed Book 5956, Page 72; Quitclaim Deed from Sara Ezell Young, Executrix of the Estate of Kathryn L. Ezell to Sara Ezell Young, Individually as recorded on the 4th day of June, 2001 in Instrument No. I0010604-0057854 and Quitclaim Deed from Sara Ezell Young to Sara Ezell Young, and Gilbert Gentry Young, II, as Trustees of the Sara Ezell Young Living Trust, dated December 21, 1994 as recorded on the 4th day of June, 2001 in Instrument No. 20010604-0057855, in the Register's Office of Davidson County, Tennessee. The said Gilbert Gentry Young, II having since died and Linda Young Bogue having been named as successor Co-Trustee in his stead.

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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, PHASE 1, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 359 and 360.

Terms and provisions of Amendment to by-Laws recorded in Instrument Nos. 20060512-0056329 and 20100415-0028541.

** in common with the Right of Survivorship.

Charter of River Plantation Condominium Homeowners Association, recorded at Instrument No. 20050415-0042393.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION of record in Book 5794, Page 526, as amended by instrument(s) of record in Instrument Nos. 20050504-0050172 and 20080423-0041324, as corrected by Scrivener's Affidavit recorded at Instrument No. 20080429-0043657 ; 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 building thereon.

Easement recorded in Book 2274, Page 547.

This is improved property located at 1116 General George Patton Rd 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 29 day of March, 2012.

Sara Ezell Young Trustee
Sara Ezell Young, Trustee

Linda Young Bogue
Linda Young Bogue, Trustee Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Ezell Young, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged thatshe is a trustee of the Sara Ezell Young Living Trust, dated December 21, 1994, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of March, 2012.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF Knox MSW)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Young Bogue, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged thatshe is a trustee of the Sara Ezell Young Living Trust, dated December 21, 1994, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24 day of March, 2012.

Notary Public

MARLA S. WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires Nov. 10, 2013

My Commission Expires: _____