Return To:
MH&S Law Firm
304 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20120026355 DEEDWARR
Recvd: 04/11/12 10:37 2 pgs
Fees:13.00 Taxes:536.50
20120411-0030949

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Jeffrey Runion - Chief Manager
Affiant

Subscribed and sworn to before me, this 3rd day of April, 2012.

Notary Public

My commission expires: _____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Runion Properties, LLC	**New Owner**	**Map 142, Group 05-0-D, Parcel 001.00CO**
201 Lake Ridge Ct.		
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Madge Runion as Trustee of The Madge Runion Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Runion Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A 401, together with carport designated No. A401-C on the Plan of Amended Plat Buildings A,K,N,R,U,W,X,Y and Z, 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 and further amended in Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Madge Runion Trust, Madge Runion as the Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, by Warranty Deed, from Mae Young, unmarried, of record in Instrument No. 20080624-0064951, Dated June 23, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4860, page 107, Book 4860, page 108 and Book 4860, page 109, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20050415-0042394, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress & Egress of record in Book 174, page 70, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4675, page 127, Register's Office for DAVIDSON County, Tennessee.
TVA Easement of record in Book 2274, page 547, Register's Office for DAVIDSON County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 3770, page 6, Register's Office for DAVIDSON County, Tennessee.
Master Deed 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.
By Laws of record in Book 4892, page 456 and amended in Book 7850, page 955, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 900 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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 3rd day of April, 2012.

The Madge Runion Trust

Madge Runion Trustee
By: Madge Runion, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Madge Runion** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Madge Runion Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of April, 2012.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

Notary Public

My Commission Expires:

File #: **120159JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027