WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eula D. Horton	Coldwell Banker Mortgage	Parcel ID:
801 General George Patton Rd.	3000 Leadenhall Road	142090B80100
Nashville, TN 37221	Mount Laurel, NJ 08054	

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 acknowledged, we

Katharine M. Fodnaess, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Eula D. Horton , married
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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 801, Building No. 1, as shown on the map entitled River Plantation Condominiums, Section Five, Phase One, Lot 1, of record in Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, 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 property, apartments, co-owner's and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Katharine M. Fodnaess by Successor's Trustee Deed from Todd H. Hancock, Successor Trustee, of record in Instrument 20101221-0101569, said Register's Office, dated December 11, 2010. And being the same property conveyed to Dawn L. Kaatrude and husband, Robert L. Kaatrude, of record in Instrument 20070220-0020986, said Register's Office, dated February 20, 2007.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5410, Page 248, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Pages 145 and 146, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 801 General George Patton Rd., 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 we do covenant with 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 hand this 27th day of April, 2012.

Katharine M. Fodnaess

Katharine M. Fodnaess

BILL GARRETT, Davidson County
Trans:T20120031689 DEEDWARR
Recvd: 05/01/12 10:38 2 pgs
Fees:13.00 Taxes:499.50
20120501-0037127

STATE OF MAINE
COUNTY OF Waldo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katharine M. Fodnaess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2012.

My Commission Expires: _____ Harriet E Clark
Notary Public

HARRIET E. CLARK
Notary Public, Maine
My Commission Expires Oct 20, 2017

