This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11949

BILL GARRETT, Davidson County
Trans:T20120032949 DEEDWARR
Recvd: 05/04/12 11:25 3 pgs
Fees:18.00 Taxes:444.00
20120504-0038547

Send Tax Bills To:
Roy E. McPherson
8024 Regency Drive
Nashville, TN 37221

New Owner is:
Roy E. McPherson
8300 Sawyer Brown Road, #R-308
Nashville, TN 37221

MAP: 142-05-0B

PARCEL: 103.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Martha B. Platt, Margaret P. Bowden, and Susan P. Lewis**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Roy E. McPherson, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

This is improved property known as: 8300 Sawyer Brown Road, #R-308, Nashville, TN 37221

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. R-308, together with the Carport designated No. R-308-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, as shown on the Amended Plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4784, Page 464, 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 Three, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto recorded in Book 4784, Page 464, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to Martha B. Platt, Margaret P. Bowden and Susan P. Lewis, as tenants in common, by Warranty Deed from Dorothy S. Bennett, unmarried, dated 8/19/03 and recorded 9/3/03 in Instrument No. 20030903-0127177, in the Register's Office of Davidson County, Tennessee.

MPB by MPB a/i/f MPB SPL by MPB a/i/f

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2012.

GRANTOR:

Martha B Platt by Margaret P Bowden Attorney in Fact

Martha B. Platt by Margaret P. Bowden, her Attorney-in-Fact

Margaret P Bowden

Margaret P. Bowden

Susan P Lewis by Margaret P Bowden Attorney in Fact

Susan P. Lewis by Margaret P. Bowden, her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Margaret P. Bowden, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Martha B. Platt,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20120504003854 4, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 24th day of April, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Margaret P. Bowden, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Susan P. Lewis,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20120504003854 5, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 24th day of April, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and ~~County~~ aforesaid, personally appeared **Margaret P. Bowden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of April, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of April, 2012.

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013