This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Patricia A. Pedrosa
814 General George Patton Rd
Nashville, TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____

MAP 142-9
GROUP B
PARCEL 814.00

BILL GARRETT, Davidson County
Trans:T20120039865 DEEDWARR
Recvd: 05/31/12 10:56 3 pgs
Fees:18.00 Taxes:473.60
20120531-0047152

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-8495

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Harold L. Buck and Marilyn Buck Catanzano,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Patricia A. Pedrosa,**_____ hereinafter called the GRANTEE, her 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, State of Tennessee, described as follows: to wit,

Unit No. 814, together with the Carport designated No. 814-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, page 145 and 146, Register's Office, 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 the relating to the property, apartments, co-owners and tenants of River Plantation, section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended there, recorded in Book 5410, page 248, 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 title to which was conveyed to Rufus H. Buck and wife, Lula W. Buck, as tenants by the entirety by Warranty Deed from Haury & Smith Contractors, Inc., dated October 18, 1979, of record in Book 5516, page 582, Register's Office, Davidson County, Tennessee, and in which upon the said Rufus H. Buck, predeceasing his said wife, title to said property vested solely in Lula W. Buck as the sole surviving tenant by the entirety; and further being the same property devised to Harold L. Buck and Marilyn Buck Catanzano, as equal tenants in common by the Last Will and Testament of Lula W. Buck, deceased, filed of record in the Circuit Court Clerks Office, Probate Division for Davidson County, Tennessee, Docket No 12P-648.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **814 General George Patton Rd, Nashville, Tennessee, 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 GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 this the **31st** day of **May, 2012.**

Harold L Buck

Harold L. Buck

Marilyn Buck Catanzano

Marilyn Buck Catanzano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Harold L. Buck and Marilyn Buck Catanzano,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of May, 2012.

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

~~Thomas I. Bottorff~~
NOTARY PUBLIC

My Commission Expires: 1/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 1/10/13

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY