THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30622-05-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Affiant Subscribed and sworn to before me this 29th day of June, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Lawrence A. Rothrock, Donna J. Rothrock 8207 Sawyer Brown Road, #L6 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142 010 A 07800 CO

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, **Karen Malone and Jeffrey D. Burns, devisees under the will of Diana Carolyn Burns (one and the same person as Diana D. Burns)**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence A. Rothrock and wife, Donna J. Rothrock** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8207 Sawyer Brown Road, #L6, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of June, 2012.

Karen Malone

Jeffrey D. Burns by Karen Malone

BY: Karen Malone, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20120048914 DEEDWARR
Recvd: 07/03/12 09:58 2 pgs
Fees:13.00 Taxes:425.50
20120703-0058313

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Karen Malone**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Malone**, with whom I am personally acquainted, and who acknowledged that she executed the with instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Jeffrey D. Burns**, and is authorized by the said **Jeffrey D. Burns** to execute this instrument on his behalf.

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

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. L6, together with Carport No. L-6-C, on the Plan of Section I, River Plantation, of record in Plat Book 4460, page 59, 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 One, a horizontal property regime established by Master Deed of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564, said Register's Office.

Being the same property conveyed to Richard J. Burns and wife, Diana D. Burns, by deed dated August 18, 1977, from Carolyn S. Wheeler, of record in Book 5185, page 985, Register's Office for Davidson County, Tennessee. Richard J. Burns died on November 25, 2005. Diana D. Burns died on August 31, 2009. By will of Diana Carolyn Burns (one and the same person as Diana D. Burns), of record in Docket No. 09P1556, Davidson County Court Clerk's Office, the testatrix devised subject property to her children, Karen Malone and Jeffrey D. Burns.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation Section One, of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 4460, page 59, Register's Office for Davidson County, Tennessee.