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. 30674-06-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. 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: Rachel L. Bartlett 8207 Sawyer Brown Road, Apt. N-6 Nashville, TN 37221	**Send Tax Bills To:** **Farmington Financial Group, 2002 Richard Jones Road, LLC.** **Nashville, TN 37215 Suite 300A**	**Tax Information:** Map and Parcel No.: 142 010 A 094.00CO

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, **Steve McNutt and Shawn McCormick**, both unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel L. Bartlett** ("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, Apt. N-6, 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.

Steve McNutt

Shawn McCormick

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve McNutt and Shawn McCormick**, 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.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

BILL GARRETT, Davidson County
Trans:T20120048984 DEEDWARR
Recvd: 07/03/12 10:45 2 pgs
Fees:13.00 Taxes:462.50

20120703-0058391

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit N-6, together with carport No. N-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, as amended Instrument No. 20051020-0126564, said Register's Office.

Being the same property conveyed to Steve McNutt and Shawn McCormick by deed dated August 30, 2007, from Katherine Ann Grant, of record in Instrument No. 20070906-0107165, Register's Office for Davidson County, Tennessee. As corrected by Scrivener's Affidavit of record in Instrument No. 20071008-0119730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. 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, as amended in Instrument No. 20051020-0126564, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4460, page 59, Register's Office for Davidson County, Tennessee.