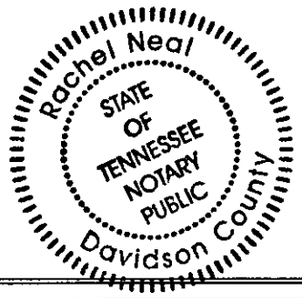
BILL GARRETT, Davidson County
Trans:T20120056447 DEEDWARR
Recvd: 08/01/12 09:00 2 pgs
Fees:13.00 Taxes:610.50
20120801-0067730

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071327** 	STATE OF TENNESSI COUNTY OF DAVIDS The actual consideration or value, whichever is geater, for this transfer is: ~~$165,000.00~~ Affiant Subscribed and sworn to before me, this30th day of July, 2012. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: Mary M. Kelly 8713 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142130C09600CO

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, **Linda M. Riggs** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary M. Kelly**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 8713, together with the carport designated No. 8713-C, in River Plantation, Section Eleven, Phase 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1A, Condominium Apartments, recorded in Book 9700, Page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11029, Page 592, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Page 482, 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 Eleven, Phase 1A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et. Seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation documents of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation documents of record in Book 11156, Page 361, and Plat Book 9700, Page 748, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Linda M. Riggs, unmarried by Warranty Deed from Joy W. Richards, unmarried, recorded on the 16th day of May, 2005 in Instrument No. 20050516-0055010, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION ELEVEN, PHASE 1A, as recorded in Plat Book 9700, Page(s) 694 and 482.

Covenants, Conditions and Restrictions as recorded in Book 7389, Page 924.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION of record in Book 10628, Page 661 , Annexation of Additional Land of record in Book 11029, Page 592 and Book 11156, Page 361; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement to Tennessee Valley Authority, recorded in Book 2277, Page 619 and Book 3028, Page 605.

Quitclaim Deed for open space recorded at Instrument No. 20090825-0079852.

This is improved property located at 8713 Sawyer Brown Road Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of July, 2012.

Linda M. Riggs

Linda M. Riggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda M. Riggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2012.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014