BILL GARRETT, Davidson County
Trans:T20120061839 DEEDWARR
Recvd: 08/20/12 09:22 3 pgs
Fees:18.00 Taxes:555.00
20120820-0074283

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Vaunez S. Brakebill Affiant Subscribed and sworn to before me, this 17th day of August, 2012. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Vaunez S. Brakebill 1329 General George Patton Road Nashville, TN 37221	New Owner	142-09-0E-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peachtree Hills, L.L.C.**, an Alabama limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vaunez S. Brakebill, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 1329, together with the Carport designated No. 1329 C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, of record in Plat Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, 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 Seven, Condominium Apartments, contained in the Master Deed, and By-laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee and are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Luke Myers and wife, Molly Myers, by deed from Danielle Janatti-Idrissi, individually and as Executrix under the Last Will and Testament of Suzanne O'Brien, deceased, of record as Instrument No. 20110321-0021637, dated December 15, 2010, said Register's Office. Being further conveyed to Peachtree Hills, LLC by deed from Luke Myers and wife, Molly Myers, of record as Instrument No. 20110517-0037812, dated May 17, 2011, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 5200, pages 705 and 706, amended in Plat Book 6392, page 321, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of River Plantation Condominiums, of record in Book 6226, page 9, Register's Office for said County.

This is improved property known as: **1329 General George Patton Road, Nashville, TN 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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of August, 2012.

Peachtree Hills, L.L.C.

BY: _____
James M. Brown, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared James M. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Peachtree Hills, L.L.C., the bargainor, an Alabama Limited Liability Company, and that he as such Member executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member.

WITNESS my hand, at office, this 17th day of August, 2012

(Seal)

Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016