File #24520-8

Box 14

Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December 2012.

Notary Public
My commission expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia J. Rice 6829 Bridgewater Nashville TN 37221-0000	Bank of America P.O. Box 650070 Dallas, TX 75265-0070	126-160A/149

BILL GARRETT, Davidson County
Trans:T20120096859 DEEDWARR
Recvd: 12/19/12 08:58 2 pgs
Fees:13.00 Taxes:821.40
20121219-0116701

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Dorothy J. McKinney, an unmarried woman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Patricia J. Rice, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 149 on the Plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1 of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Dorothy J. McKinney by deed from Douglas J. Oubre and wife, Mary Camille Oubre, recorded in Instrument No. 20111206-0095024 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20011105-0121083, and amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691, and 20061214-0154502 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Riverwalk Homeowners Association of record in Instrument No. 20020425-0051371 5) Easements for Public Utilities of record in Book 7526 page 315, 318 324 6) Easements and rights granted to Tenn. Elect Power Co of record in Book 751 page 375 and Book 787 page 7

This property is improved property known as 6829 Bridgewater, Nashville, Tennessee 37221-0000

thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this 14th day of December, 2012.

Dorothy J. McKinney

Dorothy J. McKinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy J. McKinney , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14R day of December, 2012.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07392

State of Tennessee Notary Public Williamson County