BOX #14
G#24540-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120098109 DEEDWARR
Recvd: 12/26/12 08:36 2 pgs
Fees:13.00 Taxes:564.25
20121226-0118233

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$152,500.00.**

Jeff R. Rayburn
Affiant

Subscribed and sworn to before me, this the 21st day of December, 2012.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeff R. Rayburn	**Renasant Bank**	**142090D11000CO**
1015 General George Patton Road	**2001 Park Place North, Suite 650**	
Nashville, TN 37221	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lillian H. McDonald, an un-remarried widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff R. Rayburn, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 1015, together with the Carport designated No. 1015-C, in River Plantation Condominium Apartments, Section Six, Phase One, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504-0050172, amended in Instrument No. 20080423-0041324 and further amended in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5794, Page 539, and amended in Instrument No. 20060512-0056329 and further amended in Instrument No. 20100415-0028541, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, Section Six, Phase One, of record in Book 5200, Pages 359 and 360, and Surveyor's Certificate of Correction of record in Book 5807, Page 669, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Lillian H. Buie, unmarried, by Warranty Deed dated July 1, 1983, from Haury & Smith Contractors, Inc., of record in Book 6089, Page 24, Register's Office for Davidson County, Tennessee. And further conveyed to Claudie L. McDonald and wife, Lillian H. McDonald, by Quitclaim Deed dated April 20th, 1984, from J. M. Grissim, Trustee, and Lillian H. Buie McDonald, of record in Book 6275, Page 36, said Register's Office. Said interest is now vested in Lillian H. McDonald as surviving tenant by the entirety, the said Claudie L. McDonald having died October 4, 1995.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of

record aforementioned; 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominium Apartments, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved property, known as: **1015 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this **21st** day of **December, 2012.**

Lillian H. McDonald

Lillian H. McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lillian H. McDonald,** the within named seller, 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 Nashville, Tennessee, this **21st** day of **December, 2012.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13