THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12122757**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Becky J. West Affiant Subscribed and sworn to before me, this 31st day of December, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130001529 DEEDWARR
Recvd: 01/07/13 11:46 3 pgs
Fees:18.00 Taxes:638.25
20130107-0001836

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Becky J. West 9139 Sawyer Brown Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090H06900CO

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, **Anne E. Adams, Frances C. Marney, Susan L. Wicks and Patricia M. Adams,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Becky J. West**, unmarried ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 9139, together with the Carport designated No. 9139-C, in River Plantation, Section IX, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-B, Condominium Apartments, recorded in Book 7900, Page 365, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., Register's Office for Davidson County, Tennessee, and further described in annexation document of record in Book 8591, Page 251, said Register's Office, 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 IX, Phase II-B Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said County and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, said Register's Office. (Unit 9139 was shown as part of River Plantation Six, II-A as shown on Plat Book 7900, Page 325. However, as to Unit 9139, said plat is superseded by the plat for Six, II-B in Plat Book 7900, Page 365.)

Being the same property conveyed by Quit Claim Deed from Anne Elizabeth Adams to Frances L. Adams as recorded on the 25th day of March, 2010 in Instrument No. 20100325-0022279;.

Frances Langston Adams died on August 12th, 2012 in Davidson County, Tennessee, Probate case number 12P1396 in Seventh Circuit Court of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Frances Langston Adams aka Frances L. Adams and included as the attached Exhibit A, the deceased was survived by Frances C. Marney, Susan L Wicks, and Patricia M. Adams who join in this conveyance to convey all interest in said property.

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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION IX, PHASE IIB, as recorded in Plat Book 7900, Page(s) 364 and 365,

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924, Book 8494, Page 628, Book 8591, Page 251 and Book 8666, Page 319.

Charter recorded in Book 7402, Page 591 and Instrument No. 20041105-0133835. 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, SECTION IX, PHASE IIB Condominium of record inBook 8061, Page 341 , as amended by instrument(s) of record in Book 8591, Page 251, Book 9326, Page 713 and Instrument No. 20041124-0140994; 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 recorded in Book 7074, Page 493, corrected in Book 7400, Page 792.

Sewer Easement recorded in Book 4675, Page 127.

Easement to Harpeth Valley Utility District recorded in Book 3770, Page 6.

This is improved property located at 9139 Sawyer Brown Rd 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 31st day of December, 2012.

Anne E. Adams

Patricia M. Adams by Anne E. Adams as Attorney in Fact
Patricia M. Adams by Anne E. Adams, as Attorney-in-Fact

Frances C. Marney by Anne E. Adams as Attorney in Fact
Frances C. Marney by Anne E. Adams, as Attorney-in-Fact

Susan L. Wicks by Anne E. Adams as Attorney in Fact
Susan L. Wicks by Anne E. Adams, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of December, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne E. Adams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Frances C. Marney, Susan L. Wicks and Patricia M. Adams, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of December, 2012.

Notary Public

My Commission Expires: _____