BILL GARRETT, Davidson County
Trans:T20130012975 DEEDWARR
Recvd: 02/15/13 08:58 2 pgs
Fees:13.00 Taxes:573.50
20130215-0015421

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

TJ and Thomas Waters
8601 Sawyer Brown
Nashville, TN 37221

Send Tax Bills To:

Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

Tax Map and Parcel: 142-13-C/16CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LAND DEVELOPMENT.COM, INC.**, has this day bargained and sold and does hereby transfer and convey to **TJ WATERS and THOMAS B. WATERS, wife and husband**, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Unit No. 8601, together with the carport designated No. 8601-C, in River Plantation, Section Ten, Phase II-A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments, recorded in Plat Book 7900, Page 956, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 9669, Page 111, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-A, by annexation documents in Book 9669, page 111; Book 9780, page 284; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied verbatim.

Being the same property conveyed to Land Development.Com, Inc. by Deed of record in Instrument No. 20121226-0118718, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees their successors

and assigns, forever.

The undersigned covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same and that the same is unencumbered, except the 2013 property taxes, which have been prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee as trustee with full power to sell, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this the 13th day of February, 2013.

LAND DEVELOPMENT.COM, INC.

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Ardavan Afrakhteh, 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 President of LAND DEVELOPMENT.COM, INC., the within named bargainor, a Tennessee Corporation, and he as such President being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of the Corporation by himself as such President.

WITNESS MY HAND and official seal at my office on this the 13th day of February, 2013.

_____
NOTARY PUBLIC

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My commission expires: 5/18/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 14 day of February, 2013.

_____
Notary Public
My commission expires: 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY