WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Gloria Heidel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-2014
(AFFIX SEAL)

G-PW-13-8300-301

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gloria Heidel	**Same as New Owner**	
(NAME)	(NAME)	
8300 Sawyer Brown Road E301		**142-05-0-B 025.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JEANITA HIME HICKS AND HUSBAND STEVE HICKS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GLORIA HEIDEL, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT E-301, TOGETHER WITH CARPORT DESIGNATED NO. E-301C, OF RIVER PLANTATION, AMENDED SECTION 3, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED FOR RIVER PLANTATION CONDOMINIUMS, SECTION THREE, OF RECORD IN BOOK 4784, PAGE 464, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 4784, PAGE 482, 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 CONDOMINIUMS OF RECORD IN BOOK 4675, PAGES 75-77, AND AS AMENDED IN BOOK 4675, PAGES 103-105, AND IN BOOK 6231, PAGE 156, SAID REGISTER'S OFFICE, FOR MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEANITA HIME HICKS, A MARRIED WOMAN BY WARRANTY DEED FROM MAUREEN H. SMITH, UNMARRIED, RECORDED ON THE 26TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071026-0126697, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4675, PAGE 75-77 AND PLAT BOOK 4675, PAGE 103-105 AND BOOK 6231, PAGE 156; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4784, PAGE 464, BOOK 5785, PAGE 180; EASEMENTS OF RECORD IN INSTRUMENT NO. 20121114-0104719 AND BOOK 5840, PAGE 663 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THE SAID STEVE HICKS JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

BILL GARRETT, Davidson County
Trans:T20130022643 DEEDWARR
Recvd: 03/20/13 09:33 2 pgs
Fees:13.00 Taxes:555.00

20130320-0027497

This is
( ) unimproved
(X) improved
property known as 8300 Sawyer Brown Road E301 Nashville, Tennessee 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 15th day of March, 2013.

Jeanita Hime Hicks

Jeanita Hime Hicks

Steve Hicks by Jeanita Hime Hicks Attorney in Fact

Steve Hicks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanita Hime Hicks, the within named bargainor, 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, this the 15th day of March, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of March, 2013, before me personally appeared Jeanita Hime Hicks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steve Hicks and who acknowledged she executed the same as the free act and deed of the said Steve Hicks.

Witness my hand and official seal, this the 15th day of March, 2013.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212