Davidson County DEEDWARR
Recvd: 04/18/13 08:24 4 pgs
Fees:23.00 Taxes:555.00
20130418-0038430

ADDRESS NEW OWNER:
Karen B. Bullock
Warren P. Bullock, Jr.
514 General George Patton Rd.
Nashville, TN 37221

SEND TAX BILL TO:
514 General George Patton Rd
Nashville TN 37221

MAP & PARCEL NOS.:
142090F51400CO

This instrument prepared by:
45350
Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

45350
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jane Lee Oberhellmann, Co-Trustee and Jill Anne Oberhellmann Bachus, Co-Trustee of the AMENDED AND RESTATED ROSEMARY O. COWAN REVOCABLE TRUST AGREEMENT CREATED MARCH 25, 1987, AND REVISED FEBRUARY 12, 1990, AND JUNE 19, 1999** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Karen B. Bullock and Warren P. Bullock, Jr., wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to George M. Cowan and Rosemary Oberhellmann as joint tenant with the right of survivorship, by deed from Haury and Smith Contractors, Inc., of record in Book 7552, Page 991, Register's Office for Davidson County, Tennessee. The said George M. Cowan died on January 3, 2003.

Rosemary O. Cowan AKA Rosemary Oberhellmann conveyed the subject property to Rosemary O. Cowan, Trustee, of the Amended and Restated Rosemary O. Cowan Revocable Trust dated March 3, 2003, by Quitclaim Deed recorded on March 17, 2003, in Instrument No. 20030317-0034976, Register's Office for Davidson County, Tennessee. The said Rosemary O. Cowan died on October 17, 2011. Rosemary O. Cowan and Rosemary Oberhellmann were one and the same person.

Jane Lee Oberhellmann and Jill Anne Oberhellmann Bachus were appointed Co-Trustees under said Trust. See Certification of Trust attached hereto and made a part hereof.

This is property with a common address of **514 General George Patton Rd., Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 6900, Page 514-517, said Register's office and all matters therein; (3) Master Deed in Book 7417, Page 396, said Register's Office; (4) By-Laws in Book 7417, Page 396-438, said Register's Office; (5) Covenants, Conditions, and Restrictions in Book 7389, Page 924, said Register's Office.

The subject property is conveyed "AS IS."

See TennCare Waiver attached hereto and made a part here of as Exhibit B.
See Certification of Trust attached hereto and made a part hereof as Exhibit C.

OD JB

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of February, 2013.

X Jane Lee Oberhellmann Co-Trustee

Jane Lee Oberhellmann, Co-Trustee, AMENDED AND RESTATED ROSEMARY O. COWAN REVOCABLE TRUST AGREEMENT CREATED MARCH 25, 1987, AND REVISED FEBRUARY 12, 1990, AND JUNE 19, 1999

X Jill Anne Oberhellmann Bachus, Co-Trustee

Jill Anne Oberhellmann Bachus, Co-Trustee, **AMENDED AND RESTATED ROSEMARY O. COWAN REVOCABLE TRUST AGREEMENT CREATED MARCH 25, 1987, AND REVISED FEBRUARY 12, 1990, AND JUNE 19, 1999**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jane Lee Oberhellmann, Co-Trustee and Jill Anne Oberhellmann Bachus, Co-Trustee, AMENDED AND RESTATED ROSEMARY O. COWAN REVOCABLE TRUST AGREEMENT CREATED MARCH 25, 1987, AND REVISED FEBRUARY 12, 1990, AND JUNE 19, 1999,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of **February 2013.**

Notary Public Cindy S Smith
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1302-014

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $150,000.00.

X Karen B. Bullock
Affiant

Subscribed and sworn before me this 15th day of February, 2013.

Notary Public Cindy S Smith
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Exhibit A

LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 03/03/2003 AND RECORDED 03/17/2003 IN INSTRUMENT NUMBER:20030317-0034976 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

UNIT NO. 514, TOGETHER WITH THE CARPORT DESIGNATED NO. 514-C, IN RIVER PLANTATION, SECTION VIII, PHASE II, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD AND OLD HARDING PIKE. NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 6900, PAGES 514, 515, 516 AND 517, AS AMENDED IN BOOK 6900, PAGE 654, ET SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 7417, PAGES 396, ET. SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS. PROPERLY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 7417, PAGE 396-438, 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 - 1 UMBRELLA ASSOCIATION, INC. OF RECORD IN BOOK 7389, PAGE 924, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

Parcel ID(s): 142090F51400

DVD JB

True Copy Certification

I, Carla Roell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla Roell
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Carla Roell, a notary public for this county and state, [name of person making certification] Dennis P. Maxwell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Dennis P. Maxwell

My Commission Expires: 10/29/14
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis P. Maxwell, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Oct. 29, 2014
Member, Pennsylvania Association of Notaries