This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Bonnie L. Martin
604 Plantation Court
Nashville, TN 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane Suite 200
Knoxville, TN 37923

MAP 142-5
GROUP A
PARCEL 144.00co

BILL GARRETT, Davidson County
Trans:T20130039181 DEEDWARR
Recvd: 05/10/13 09:18 3 pgs
Fees:18.00 Taxes:682.65
20130510-0047355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Warren Bowman Richards and wife, Lauren Richards,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Bonnie L. Martin,** UNMARRIED hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. X-6, together with the Carport designated No. X-6-C on the Plan of Section 2, River Plantation Condominium Apartments, of record in Plat Book 4460, page 136-137, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Two) a Horizontal Property Regime established by a Master Deed and By Laws of record in Book 4661, page 334, as amended in Book 4691, page 906, Book 6354, page 676, as corrected in Book 6436, page 389, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Warren Bowman Richards by deed dated February 17, 2009 from John Mills Hussung and wife, Leah Michelle Hussung of record in Instrument no. 20090224-0016045, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

* amended at Instrument Nos. 20120828-0077595 and 20120828-0077603

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **604 Plantation Court, Nashville, Tennessee 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 GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **6th** day of **May, 2013.**

Warren Bowman Richards

Warren Bowman Richards

Lauren Richards

Lauren Richards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Warren Bowman Richards and wife, Lauren Richards**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of May, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $184,500.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of May, 2013.

~~Robert M. Loffi~~
NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~5/3/2016~~ 10/18/2016