THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 13040245

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $129,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130046471 DEEDWARR
Recvd: 06/04/13 13:45 2 pgs
Fees:13.00 Taxes:479.15
20130604-0056456

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Etta S. Mason 123 Plantation Court Nashville TN 37221	New Owner	Tax Parcel ID No.

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, **Olyne W. Lehning** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Etta S. Mason, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, Pages 136 & 137, said Register's Office, the part hereby described being:

Unit No. C-1 on said Plan, together with the Carport designated No. C-1-C as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation, Section Two, Condominium, of record in Book 4661, Page 334, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Robert E. Lehning, Sr. and wife, Olyne W. Lehning by Warranty Deed from Theresa Evelyn White, recorded on the 14th day of June, 1991 in Deed Book 8374, Page 365, in the Register's Office of Davidson County, Tennessee.

Robert E. Lehning, Sr. having since died on January 3rd, 2011 in Davidson County, Nashville, Tennessee. Draper & Kramer Mortgage

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 SECTION TWO, RIVER PLANTATION, as recorded in Plat Book 4460, Page(s) 136 &137 and Plat Book 4460, Page 80.

Terms and provisions of by-Laws recorded in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389 and Instrument No. 20120828-0077595.

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 TWO) Condominium of record in Book 4661, Page 334; 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.

This is improved property located at 123 Plantation Court 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 May, 2013.

Olyne W. Lehning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014