THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31283-06-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me this 26th day of July, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brookie J. Marler 8811 Sawyer Brown Road Nashville, TN 37221	New Owner	Map and Parcel No.: 142 130 C 10100 CO

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, **Sarah S. Wilkins, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brookie J. Marler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8811 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of July, 2013.

Sarah S. Wilkins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah S. Wilkins**, 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, at office, this 26th day of July, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130064880 DEEDWARR
Recvd: 07/30/13 10:12 2 pgs
Fees:13.00 Taxes:740.00

20130730-0079035

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8811, together with carport No. 8811-C, on the Plan of River Plantation, Section Eleven, Phase 2, of record in Plat Book 9700, page 748, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Eleven, Phase 2, a horizontal property regime established by Master Deed of record in Book 10628, page 661, annexed in Book 11156, page 361, said Register's Office.

Being the same property conveyed to Sarah S. Wilkins by deed dated October 27, 1999, from Haury and Smith Contractors, Inc., of record in Book 11720, page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to River Plantation Section Eleven Condominium Association of record in Instrument No. 20090825-0079852, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of River Plantation Section Eleven Condominium Association of record in Instrument No. 20100603-0043069, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation, Section Eleven, Phase One, of record in Book 10628, page 661, annexed in Book 11156, page 361, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 9700, page 748, Register's Office for Davidson County, Tennessee.