Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,900.00

Affiant

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

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 08/01/13 10:26 3 pgs
Fees:18.00 Taxes:576.83
20130801-0080108

Address of New Owner:	Send Tax Bills to:	Tax Information
Stacey L. Howell	First Community Mortgage	142-9D-79
1083 General George Patton Rd	275 Robert Rose Dr.	
Nashville TN 37221	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Patsy Andrews, Executrix and Mary Junelle Pearson, Personal Representative for The Estate of Judith A. Callahan hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Stacey L. Howell , an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1083 together with carport designated No. C-79 on the Plan of Section Six Phase One River Plantation Condominium Apartments Lot 1083, of record in Plat Book 5200, Pages 359-360., 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, a horizontal property regime established by Master Deed of record in Book 5794, page 526 said Register's Office.

Being the same property conveyed to Judith A. Callahan by deed from Don G. Holt and Shirley B. Holt of record in Book 7914, Page 685 Register's Office for Davidson County, Tennessee and dated 8/11/89. Judith A. Callahan having died January 3, 2013.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5794 Page 526 and amended in Instrument No. 20050504-0050172 and 20080423-0041324 and 20080429-0043651 .Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of River Plantation Section Six Condominiums 3) All matters appearing on plan of River

Plantation Section 6 of record in Book 5200Page 359-360, Register's Office for Davidson County, Tennessee 4) Bylaws for River Plantation Homeowners Association of record in Book 5794 Page 539. 5) Easement of Record as set forth in instrument recorded in Book 2274 Page 547 6) Charter of River Plantation Section Six Condominium Associaiton of record in Instrument No. 20050415-0042393

This property is improved property known as 1083 General George Patton Rd, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of July, 2013.

Estate of Judith A. Callahan

BY: Patsy Andrews Exec.
Patsy Andrews, Executrix

Mary Junelle Pearson, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Patsy Andrews and Mary Junelle Pearson, with whom I am personally acquainted, and who acknowledged himself to be the Executrix and Personal Representative of The Estate of Judith A. Callahan, and as such Executrix and Personal Representative being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Estate of Judith A. Callahan.

Witness my hand, at Nashville, Tennessee, this 31st day of July, 2013.

Marian C. Fordyce
Notary Public

My Commission expires: 11/5/14

MARIAN C. FORDYCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

FILE NO: 07784

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

