BILL GARRETT, Davidson County
Trans:T20130069496 DEEDWARR
Recvd: 08/13/13 10:38 2 pgs
Fees:13.00 Taxes:38.65
20130813-0084819

THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 8th day of August, A. D. 2013, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and RIVER BEND ESTATES HOMEOWNERS ASSOCIATION, INC., party of the second part,

WITNESSETH, that by orders of Chancery Court, in the case of RIVER BEND ESTATES HOMEOWNERS ASSOCIATION, INC., Plaintiff and J. N. PROPERTIES, LLC, Defendant, Case No. 12-1112-I, and entered January 9, 2013 and January 28, 2013, the Clerk and Master did on the 4th day of April, 2013, sell at public auction the real estate hereinafter described to RIVER BEND ESTATES HOMEOWNERS ASSOCIATION, INC. for TEN THOUSAND FOUR HUNDRED FORTY FIVE DOLLARS AND NO CENTS ($10,445.00), the consideration having been paid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to RIVER BEND ESTATES HOMEOWNERS ASSOCIATION, INC. and to their heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee and bounded and described as follows - viz:

> Being Lot No. 36 on the Plan of Riverbend, a planned unit development, of record in Book 6900, Pages 504 and 505, as corrected in Book 7465, Page 833, of the Register's Office of Davidson County, Tennessee.
>
> Being the same real property conveyed to J. N. Properties, LLC by Quitclaim Deed from American Heritage Contracting, Inc. of record in Instrument 20050627-0073248, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 7316 River Bend Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to RIVER BEND ESTATES HOMEOWNERS ASSOCIATION, INC. and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10,445.00
_____, Affiant
Subscribed and sworn before me this the
13 Day of July, 2013.
Brandi Weis, Deputy Register

Vicki T. Bailey

VICKI T. BAILEY
STATE
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
My Commission Expires DAVIDSON COUNTY 2016

Tax Bills &
New owner:
Riverbend Homeowners Association Inc
c/o Roger Barbetta, Jr., Atty
at Law 109 Leland
Ave, S-201, Nashville TN
37205

M.P. 141 12 0C
Parcel 036.00