File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52838
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Todd Staff 633 General George Patton Road Nashville, Tennessee 37221	Avenue Bank 3823 Cleghorn Avenue Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 142090F63300CO

BILL GARRETT, Davidson County
Trans:T20130073611 DEEDWARR
Recvd: 08/26/13 14:24 2 pgs
Fees:13.00 Taxes:680.12
20130826-0089841

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$183,815.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marjorie L. Richardson Trustee of the Marjorie L. Richardson Revocable Living Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Todd Staff,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davison County, Tennessee, being Unit No. 633 together with the Carport designated 633-C of River Plantation, Section 8, Phase 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, pages 514, 516 and 517 as amended in Book 6900, pages 654, 655 and 657, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marjorie L. Richardson, Trustee of the Marjorie L. Richardson Revocable Living Trust by Warranty deed from R. Stewart Taylor and spouse, Annette H. Taylor, dated August 15, 2006 and recorded on August 16, 2006 of record in Doc. No. 20060816-0100742 rerecorded in Doc. No. 20060905-0109301, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 514-517 amended in Book 6900, pages 654-657, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7417, page 396, Book 7417, page 413, Book 7389 page 924, Book 7389, page 941, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 633 General George Patton Road, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2013.

Majorie L. Richardson Trustee

State of TENNESSEE
County of DAVIDSON

On this 23rd day of August, 2013 , before me the undersigned authority, personally appeared Majorie L. Richardson Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $183,815.00

Affiant

Sworn and subscribed before me this the 23rd day of August, 2013

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public