Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, September 2013.

Notary Public
My commission expires: January 11, 2016

WILLIAMSON COUNTY
SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 09/23/13 07:58 3 pgs
Fees:18.00 Taxes:444.00
**20130923-0099483**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Kellye M. Jeffers<br>1006 Todd Preis Drive<br>Nashville, TN 37221 | Same | 142050C05100CO |

## 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 Julie Y. Koh, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Kellye M. Jeffers, 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:

Land in Davidson County, Tennessee, being Unit No. R-402, together with carport R-402-C, on the Plan of River Plantation, Section 4, of record in Book 4860, Pages 17, 18 & 19, amended in Book 4860, Pages 107, 108 & 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie Y. Koh by deed dated November 25, 2002 from Christopher D. Carrico, married of record in Instrument No. 20021209-0151652, Register's Office for Davidson County, Tennessee.

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 4892 Page 440 and amended in Book 4956 Page 756, 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 Condominiums 3) All matters appearing on plan of River Plantation, Section 4, of record in Book 4860 Page 17 and amended in Book 4860 Page 107, Register's Office for Davidson County, Tennessee 4) Bylaws for River Plantation Homeowners Association of record in Book 4892 Page 456 and Book 4956 Page 756 5) TVA

Easement of record in Book 2274 Page 547 6) Utility Easement of record in Book 3770 Page 6

This property is improved property known as 1006 Todd Preis Drive, 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 19th day of September September, 2013.

Julie Y. Koh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Y. Koh , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 19th day of September, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07879

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.

