BILL GARRETT, Davidson County
Trans:T20130085346 DEEDWARR
Recvd: 10/02/13 15:49 2 pgs
Fees:13.00 Taxes:499.50

20131002-0103695

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,000.00. David R. Marler Affiant Subscribed and sworn to before me, this 2nd day of October, 2013. Notary Public My Commission Expires NOV. 3, 2015 My Commission Expires: _____

Address New Owner As Follows: David R. Marler 974 Todd Preis Nashville, TN 37201	Send Tax Bills To: SAME	Map-Parcel Number: 142 05 0D 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE JOHNSON,** unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID R. MARLER,** unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit Number K-4 together with the Carport designated No. K-404-C of Phase One, Section Four, River Plantation Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4892, page 440, as amended in Book 4956, page 756, as amended in Instrument No. 20050128-0010626 and as amended in Instrument No. 20050602-0062760, the Plat of which is of record in Plat Book 4860 at page 17, 18, 19, amended in Plat Book 4860 page 107 thru 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter P. Johnson and wife, Anne Johnson, by deed dated May 11, 1998, from Kathryn E. Millson and husband, David S. Millson, recorded on May 13, 1998, in Book 10930, page 754, Register's Office for Davidson County, Tennessee. The said

Walter P. Johnson having since died leaving Anne Johnson as the surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 4860, pages 17, 18 and 19, as amended at Book 4860, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee.

2. Easements granted to Harpeth Valley Utility District of record in Book 3770, page 6, Register's Office for said County.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of River Plantation Condominiums, of record in Book 4892, page 440; as amended at Book 4956, page 756; as amended in Instrument No. 20050128-0010626; and as amended in Instrument No. 20050602-0062760; Register's Office for said County.

4. Charter of River Plantation Section Four Homeowner's Association, Inc., of record as Instrument No. 20050415-0042394, Register's Office for said County.

This is improved property known as: **974 Todd Preis, Nashville, TN 37201**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of October, 2013.

Anne Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE JOHNSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2013

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

<UNDEFINED>.<UNDEFINED>/