(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$193,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130085989 DEEDWARR
Recvd: 10/04/13 10:56 2 pgs
Fees:13.00 Taxes:714.10
20131004-0104468

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Eldridge Jr.	NEW OWNER	142-13-OC
(NAME)	(NAME)	(MAP)
8723 Sawyer Brown Road		086.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leah Roberts, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James E. Eldridge Jr. and wife, Deborah K. Eldridge**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Unit No. 8723 together with the carport designated No. 8723 in River Plantation Section 11 Phase 1 a Condominium a Horizontal property Regime located on Sawyer Brown Road Bellevue Davidson County, Tennessee as shown on the plat of River Plantation Section 11 Phase 1 Condominium Apartments recorded in Book 9700, page 694, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11029, page 592, Register's Office for Davidson County, Tennessee and plat Book 9700, page 482, to which reference is hereby made the easement restrictive covenants conditions and regulations imposed upon and relating to the apartments property co-owners and tenants of River Plantation Section 11 Phase I Condominium Apartments contained in the Master Deed and by laws appended thereto recorded in Book 10628, page 661, and Plat Book 9700, page 482, et. sec. Register's Office for Davidson County Tennessee an applied to Section 11 Phase 3 by annexation document of record in Book 1132, page 184, and Plat Book 9700, page 835, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein and Section Eleven Phase 4 by annexation document of record in Book 11432, page 903, and Plat in Book 9700, page 884 and 885. This conveyance is subject to the aforesaid master Deed by law plats and annexation documents and is also subject to the covenants conditions and restrictions for the River Plantation Section 8-11 Umbrelle Association Inc. of record in Book 7389, page 924, Plat in Book 7900, page 745, et sec. as re-recorded in Book 7900, page 945, Register's Office for said County.

Being the same property conveyed to Robert C. Roberts and wife, Leah Roberts by Warranty Deed from Edgar M. Glenn Jr. married, of record at Instrument No. 20020808-0095604, Register's Office for Davidson County, Tennessee, dated July 31, 2002 and recorded on August 08, 2002. Robert C. Roberts died on June 18, 2009, subject property vesting in Leah Roberts surviving tenant by the entirety.

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 8723 Sawyer Brown 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 GRANTEES, their heirs and assigns forever; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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/our hand(s) this 30th day of September, 2013.

Leah Roberts

Newton Dowling Derryberry, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Leah Roberts and Newton Dowling Derryberry, Jr.; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of September, 2013.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County