BILL GARRETT, Davidson County
Trans:T20130088845 DEEDWARR
Recvd: 10/15/13 13:02 2 pgs
Fees:13.00 Taxes:603.47

20131015-0107716

Return to: Rudy Title and Escrow

#1092

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dena D. Mays	First Community Mortgage	Map 142-09-0F-
410 General George Patton Road	275 Robert Rose Drive	Parcel 410.00CO
Nashville, TN 37221	Murfreesboro TN 37129	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **GERALD R. SMITH AND WIFE, NANCY DIANE SMITH,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **DENA D. MAYS, UNMARRIED,** "Grantee"), her heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit No. 410, together with the carport designated 410-C on the Plan of River Plantation, Section VIII, Phase II, of record in Plat Book 6900, pages 514-517, and amended in Plat Book 6900, pages 654-657, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gerald R. Smith and spouse, Nancy Diane Smith by Warranty Deed dated April 30th, 1992 from Robert Neely and spouse, Nancy R. Neely of record in Book 8621, page 144, said Register's Office.

This is the same legal description as in last deed of record.

This conveyance is subject to the following:

1. **2014 Taxes, not yet due and payable.**
2. **Master Deed, Restrictions and By-Laws of record in Book 7417, page 396, Book 7417, page 413, Book 7389, page 924, Book 7389, page 941, said Register's Office.**
3. **Charter to River Plantation HOA of record in Book 7402, page 591, said Register's Office.**
4. **Deed to River Plantation HOA of record in Instrument No. 20090825-00798754, said Register's Office.**
5. **Easement for Stormwater Detention Agreement of record in Book 7344, page 438, said Register's Office.**
6. **Any and all matters appearing of record in Plat Book 6900, pages 514-517, amended in Plat Book 6900, pages 654-657, said Register's Office.**

This is improved property commonly known as **410 General George Patton Road, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF ~~WILLIAMSON~~ DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 163,100.00.

Amanda Horn
Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 10th day of October, 2013.

Notary public:
My commission expires: 10/18/2016

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of October, 2013.

GERALD R. SMITH

NANCY DIANE SMITH

[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 **GERALD R. SMITH AND NANCY DIANE SMITH**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 10th day of October, 2013.

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY