THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100025**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $142,000.00. Kim Hicks Affiant Subscribed and sworn to before me, this 1st day of November, 2013. Notary Public My Commission Expires: 10/30/16

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File# 01288-17488

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kristi K. McIntyre 8300 Sawyer Brown Rd E304 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-05-0-B 028.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Billie Ruth Tiller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristi K. McIntyre, a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows: to-wit:

Unit No. E-304, together with the Carport designated No. E-304-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, Plat Book 4675, pages 103-105 amending Plat Book 4675, pages 75-77 of the Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Hugh M. Tiller, Jr. and wife, Billie Ruth Tiller by Warranty Deed from Robert B. Littleton and wife, Sandra B. Littleton, recorded on the 28th day of June, 1979 in Deed Book 5457, Page 586, in the Register's Office of Davidson County, Tennessee.

Hugh M. Tiller, Jr. having since died on June 22, 2012 in Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20130094929 DEEDWARR
Recvd: 11/06/13 13:12 2 pgs
Fees:13.00 Taxes:525.40
20131106-0115235

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4675, Page(s) 75-77, amended in Plat Book 4675, Pages 102-105 and Book 6231, Page 156.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION THREE) Condominium of record in Book 4784, Page 464, as amended by instrument(s) of record in Book 5785, Page 180; also subject to easements, rights and interests 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.

Easement to Comcast, recorded in Instrument No. 20121114-0104719.

Waiver of Exclusive Rights recorded in Book 5840, Page 663.

This is improved property located at 8300 Sawyer Brown Rd E304 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2013.

Billie Ruth Tiller

Billie Ruth Tiller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billie Ruth Tiller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2013.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017