THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 13754

BILL GARRETT, Davidson County
Trans:T20130107110 DEEDWARR
Recvd: 12/26/13 14:53 3 pgs
Fees:18.00 Taxes:758.13
20131226-0130047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOUR THOUSAND NINE HUNDRED AND 00/100 ($204,900.00) DOLLARS, cash in hand paid by JACK H. CAMPBELL and wife, ELIZABETH M. CAMPBELL, receipt of which is hereby acknowledged, I, JEANNE A. KEENE, widowed, have bargained and sold, and by these presents do transfer and convey unto the said JACK H. CAMPBELL and wife, ELIZABETH M. CAMPBELL, their heirs and assigns, a certain tract or parcel of land as follows:

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

Unit No. 8516, together with the carport designated No. 8516-C in River Plantation, Section Ten, Phase II-B, a condominium, a horizontal property regime located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, Page 27, Register's Office of Davidson County, Tennessee and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made and in annexation documents in Book 9669, Page 111, Book 9780, Page 284 and Book 10024, Page 409, Register's Office of Davidson County, Tennessee. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section 10, Phase 11-B, Condonimium Apartments, contained in Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase 11-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; and Book 10024, Page 409, 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 Robert M. Keene and wife, Jeanne A. Keene by deed from Haury & Smith Contractors, Inc., dated June 4, 1996 and of record in Book 10081, Page 388, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Jeanne A. Keene upon the death of her husband, Robert M. Keene, by reason of their tenancy by the entirety.

This conveyance is subject to a right-of-way of Sawyer Brown Road.

This conveyance is subject to all matters as shown on plat of record in Plat Book 9700, Page 27, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictive Covenants & By-Laws for River Plantation, Section 8-11 Umbrella Association of record in Book 7389, Page 924, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Terms & Conditions established by Master Deed establishing a Horizontal Property Regime of River Plantation, Section 10, Phase 1 of record in Book 9394, Page 598 and in Annexation Documents of record in Book 9780, Page 284, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JACK H. CAMPBELL and wife, ELIZABETH M. CAMPBELL, their heirs and assigns, forever. And I do covenant with the said JACK H. CAMPBELL and wife, ELIZABETH M. CAMPBELL, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JACK H. CAMPBELL and wife, ELIZABETH M. CAMPBELL, their heirs and assigns, against the lawful claims of all persons whomsoever.

ROBERT BAILEY KEENE executes this instrument in behalf of JEANNE A KEENE as her Attorney in Fact pursuant to Durable Power of Attorney dated July 31, 2013 and of record at Instrument No. 20131226013004 6 in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 19th day of December, 2013.

Jeanne A Keene
JEANNE A. KEENE

By: attorney in fact
ROBERT BAILEY KEENE, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ROBERT BAILEY KEENE as Attorney in Fact for JEANNE A. KEENE, , with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of said JEANNE KEENE for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 19th day of December, 2013.

Karen S Rainey
NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $204,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 19th day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 07/03/17

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

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Tax Map 142090D18900C0 ADDRESS OF NEW OWNERS:
Mr. and Mrs. JACK H. CAMPBELL
8516 Sawyer Brown Road
Nashville, TN 37221
SEND TAX BILLS TO:
New owner