BILL GARRETT, Davidson County
Trans:T20140023969 DEEDWARR
Recvd: 04/09/14 11:56 3 pgs
Fees:18.00 Taxes:703.00
20140409-0029641

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31662-03-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me this 20th day of March, 2014. Notary Public My Commission Expires:

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Benjamin Ross Scott James Michael Gilmore 1309 Gen. George Patton Road Nashville, TN 37221	Benjamin Ross Scott James Michael Gilmore 1309 General George Patton Nashville, TN 37221	Map and Parcel No.: 142 090 E 09500 CO Rd.

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, **MARY MARGARET WALLER, now NG**, a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BENJAMIN ROSS SCOTT and JAMES MICHAEL GILMORE** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1309 General George Patton Road, Nashville, Tennessee 37221.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Christopher Cheuk-Ho Ng joins in the execution of this instrument for the purpose of conveying his marital rights, if any, in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of March, 2014.

Mary Margaret Waller Ng

Christopher Cheuk-Ho Ng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Margaret Waller Ng and Christopher Cheuk-Ho Ng**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2014.

Notary Public
My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1309 on the Plan of Section Seven, Phase One, River Plantation Condominium Apartments, of record in Plat Book 5200, pages 705 and 706, amended in Plat Book 6392, page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to Mary Margaret Waller, a single person, by deed dated October 13, 1995, from Anna M. Handford, a single person, of record in Book 9828, page 326, Register's Office for Davidson County, Tennessee. Mary Margaret Waller having since married and now being known as Mary Margaret Waller Ng.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 142 090 E 09500 CO.
2. By-Laws of River Plantation (Section Seven), of record in Book 6226, page 18, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of River Plantation Section VII, of record in Instrument No. 20070405-0041036, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation Section Seven, of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.