WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140054566 DEEDWARR Recvd: 07/29/14 08:46 2 pgs Fees:13.00 Taxes:617.90 20140729-0067080	The actual consideration or value, whichever is greater, for this transfer is $167,000.00. Brian Mitchell Affiant 28th (W) Subscribed and sworn to before me, this the 23rd day of July, 2014. Dana Delworth Notary Public My commission expires: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn H. Alder	FIRST STATE BANK	Map 142-09-0-E, Parcel 031.00
1231 General George Patton Road	480 OIL WELL RD, 2ND FLR	
Nashville, TN 37221	JACKSON, TN 38305	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tarani P. Pradhan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn H. Alder, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 1231, together with the Carport designated No. 1231-C, in the Amended Final Plat of River Plantation Condominium Apartments, Section Seven, Phase One, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Seven) Condominiums, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6226, Page 18, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, of record in Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Aureen E. Pradhan and Tarani P. Pradhan, tenants by the entirety by Deed from J. Theodore Ruof and Margaret S. Ruof, dated April 19, 2000, of record in Instrument No. 20000424-0040160, Register's Office for Davidson County, Tennessee. Aureen E. Pradhan died on October 31, 2012 and the property was vested in Tarani P. Pradhan as the surviving tenant by the entirety.

This conveyance is made subject to the following:
(1) The Plan of record in Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) All matters as shown on Boundary Plat of record in Book 5200, page 562, said Register's Office.
(3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Seven) Condominiums, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee.
(4) By-Laws of River Plantation (Section Seven) Homeowners' Association, Inc., of record in Book 6226, Page 18, Register's Office for Davidson County, Tennessee.
(5) Easement granted to the Harpeth Valley Utility District, of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.
(6) Easement granted to the United States of America for TVA Transmission lines and towers, of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.
(7) Charter of River Plantation Section VII Homeowners' Association, Inc. of record in Instrument No. 20070405-0041036, Register's Office for Davidson County, Tennessee.

(8) Taxes for 2014 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee(s) herein.

This is improved (✓) Unimproved (____) property, known as **1231 General George Patton Road, Nashville , TN 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 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 **23rd** day of **July, 2014.**

Tarani P. Pradhan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tarani P. Pradhan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **July, 2014.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017