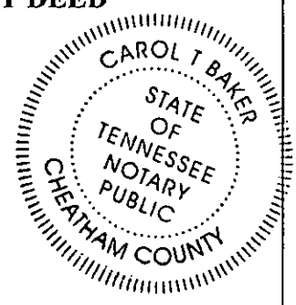
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2014.

Notary Public

My commission expires: 3/24/17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140073487 DEEDWARR
Recvd: 09/30/14 14:31 2 pgs
Fees:13.00 Taxes:625.30
20140930-0090188

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
Earl Brown	New Owner	Map 142-05-0-A Parcel 037-00co
205 Plantation Ct		
Nashville, TN 37221		

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,

Linda K. Church, unmarried

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

Earl W. Brown, Jr., an unmarried man

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. F-3, together with the Carport designated No. F-3-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on the Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334, and Amended and Restated in Instrument No. 20120828-0077603, 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 Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334, 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. Also incorporated herein are the amended By-Laws of record in Book 4691, Page 906, and Book 6354, Page 676, Book 6436, Page 389, and Amended and Restated in Instrument No. 20120828-0077595, and Scrivener's Affidavit in Instrument No. 20121207-0113069, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda K. Church, by Deed dated April 28, 2003 from Odell E. Osborne, Jr., unmarried, of record in Instrument No. 20030430-0057930, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 4460, Pages 136 & 137, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plat of record in Book 4460, Page 80, said Register's Office. (3) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050159, said Register's Office. (4) Charter of River Plantation (Section Two), Inc., of record in Instrument No. 20100408-0026710, and amended in Instrument No. 20110831-0067570, said Register's Office. (5) Master Deed of River Plantation (Section Two) Condominiums, of record in Book 4661, Page 334, and as Amended and Restated in Instrument No. 20120828-0077603, said Register's Office. (6) By-Laws of River Plantation, Section Two Homeowners' Association, Inc. of record in Book 4661, Page 353, and as amended in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389, and Amended and Restated in Instrument No. 20120828-0077595 and Scrivener's Affidavit in Instrument No. 20121207-0113069, Register's Office for Davidson County, Tennessee. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **205 Plantation Ct, 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 24 day of **September, 2014.**

Linda K. Church

Linda K. Church

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda K. Church,** 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of **September, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17