THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14682

BILL GARRETT, Davidson County
Trans:T20140083315 DEEDWARR
Recvd: 11/04/14 15:16 2 pgs
Fees:13.00 Taxes:629.00
20141104-0101934

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 ($170,000.00) DOLLARS, cash in hand paid by MARGARET EILEEN BLACKMON, unmarried, receipt of which is hereby acknowledged, I, MYRTIS MCNEAL, widowed, have bargained and sold, and by these presents do transfer and convey unto the said MARGARET EILEEN BLACKMON, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, Pages 136-137, said Register's Office, the part hereby described being:
>
> Unit No. A-6 on said plan together with the Carport designated No. A-6-C as shown in the described Master Deed establishing Horizontal Property Regime, with respect to River Plantation, Section Two, Condominiums.
>
> Being the same property conveyed to John McNeal and wife, Myrtis McNeal by deed from Christine S. Hesteroid, unmarried, dated February 23, 1995, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Myrtis McNeal upon the death of her husband, John McNeal, by reason of their tenancy by the entirety.
>
> This conveyance is subject to a right-of-way of Plantation Court.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 4460, Page 136, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to terms and conditions of By-Laws of River Plantation, Section 2 of record in Book 4661, Page 353, amended in Book 4691, Page 906, Book 6354, Page 676 and Instrument No. 20120828-0077595, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to terms and conditions established by Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Two of record in Book 4661, Page 334 and amended and restated at Instrument No. 20120828-0077603, 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 MARGARET EILEEN BLACKMON, unmarried, her heirs and assigns, forever. And I do covenant with the said MARGARET EILEEN BLACKMON, unmarried, 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 MARGARET

EILEEN BLACKMON, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 31st day of October, 2014.

MYRTIS MCNEAL

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MYRTIS MCNEAL, widowed, 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 she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31st day of October, 2014.

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $170,000.00, 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 31st day of October, 2014.

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

NOTARY PUBLIC

My Commission Expires: 2/25/2015

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Tax Map 142050A00600

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. MARGARET EILEEN BLACKMON
111 Plantation Court
Nashville, TN 37211