WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John M. Braxton	NEW OWNER	Parcel ID:
1014 Todd Preis Drive		142050C05400CO
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 considerations, the receipt of which is hereby acknowledged, we

Rachel L. O'Rourke f/k/a Rachel L. Holt, and husband, Kevin P. O'Rourke

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John M. Braxton and/or Ellen M. Brier, Trustees of The John M. Braxton and Ellen M. Brier Trust dated**
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:

****January 28, 2011**

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. S-402, together with Carport Designated No. S-402-C, of Phase One, Section Four, River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominium Apartments, of record in Book 4892, Page 440, and as amended in Book 4956, Page 756,and in Instrument No. 20050128-0010626 and Instrument 20050602-0062760, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4895, Page 456, and as amended in Book 7850, Page 955, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed. Reference is hereby made to the plan of River Plantation Condominium Apartments, of record in Plat Book 4860, Pages 17, 18, and 19, as amended in Plat Book 4860, Pages 107, 108 and 109, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rachel L. Holt by deed from Kristine Domanski, heir-at-law of the Estate of Joann Conrad, of record in Instrument 20081031-0108603, dated October 29, 2008, Register's Office for said County. The said Rachel L. Holt is now known as Rachel L. O'Rourke.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 4892, Page 440, and as amended in Book 4956, Page 756; Instrument No. 20050128-0010626; Instrument 20050602-0062760; Book 4895, Page 456, and as amended in Book 7850, Page 955, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4860, Pages 17, 18, and 19, as amended in Plat Book 4860, Pages 107, 108 and 109, said Register's Office.

Rachel L. O'Rourke and Rachel L. Holt being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1014 Todd Preis Drive, 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, their heirs and assigns forever, and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20140083550 DEEDWARR
Recvd: 11/05/14 11:05 2 pgs
Fees:13.00 Taxes:469.90
20141105-0102197

Witness my hand this 3rd day of November, 2014.

Rachel L. O'Rourke

Kevin P. O'Rourke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel L. O'Rourke and Kevin P. O'Rourke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.