THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033416** Notary Public State of Florida Nancy E Rhorer My Commission EE101272 Expires 06/07/2015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this ~~25th~~ 24TH HER day of March 2015. Nancy E. Rhorer Notary Public My Commission Expires: 06/07/2015

WARRANTY DEED

Address New Owner: Jennifer Rucker 8527 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090D17000CO

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, **William B. Neser, Trustee of William B. Neser Declaration of Trust Agreement dated September 26,2006 and William B. Neser and Priscilla Neser, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Rucker, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 8527, together with the carport designated No. 8527 - C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Book 7900, Page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, 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 apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq. and annexation document in Book 9669, Page 111, and in Book 9780, Page 284, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Warranty Deed from Haury and Smith Contractors, Inc. to William B. Neser and wife, Priscilla R. Neser as recorded on the 1st day of November, 1995 in Deed Book 9844, Page 774 and Quitclaim Deed from William B. Neser and wife, Priscilla R. Neser to William B. Neser, Trustee of William B. Neser Declaration of Trust Agreement dated September 26, 2006 as recorded on the 27th day of October, 2006 in Instrument No. 20061027-0133410, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

BILL GARRETT, Davidson County
Trans:T20150022689 DEEDWARR
Recvd: 03/27/15 15:42 3 pgs
Fees:18.00 Taxes:758.50
20150327-0026774

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION X, PHASE I, as recorded in Plat Book 7900, Page(s) 745 and Plat Book 7900, Page 945.

Terms and provisions of by-Laws recorded in Instrument No. 20081203-0117316.

Charter of Homeowners Association recorded in Book 7402, Page 591.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 9394, Page 598, as amended by instrument(s) of record in Book 9669, Page 111 and Book 9780, Page 284 and Instrument No. 20081203-0117317; also subject to easements, rights and interests 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.

Easement for Right of Way, recorded in Book 9304, Page 596 and Book 599, Page 604.

Easement recorded in Book 7400, Page 792, Book 2277, Page 619 and Book 3028, Page 605.

This is improved property located at 8527 Sawyer Brown Road Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March 2015.

William B. Neser, Trustee

William B. Neser, Individually

Priscilla R. Neser by William B. Neser, Attorney in Fact

Priscilla R. Neser, Individually, by
William B. Neser, her Attorney in Fact

STATE OF FLORIDA)

COUNTY OF LEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Neser, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that William B. Neser is a trustee of William B. Neser Declaration of Trust, dated September 26, 2006, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24 of March, 2015.

Nancy E. Rhorer
Notary Public

Notary Public State of Florida
Nancy E Rhorer
My Commission EE101272
Expires 06/07/2015

STATE OF FLORIDA)

COUNTY OF LEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Neser with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Priscilla R. Neser, as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand, at Office, this 24TH of March, 2015.

Nancy E. Rhorer
Notary Public

Notary Public State of Florida
Nancy E Rhorer
My Commission EE101272
Expires 06/07/2015