BILL GARRETT, Davidson County
Trans:T20160024735 DEEDQC
Recvd: 03/28/16 14:15 3 pgs
Fees:17.00 Taxes:0.00
20160328-0028904

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
Margaret S. Ruof 9312 Sawyer Brown Road Nashville, TN 37221	Margaret S. Ruof 9312 Sawyer Brown Road Nashville, TN 37221	Map:142-13-C Parcel: 192

KNOW ALL PERSONS by these presents that the undersigned, **MARGARET S. RUOF**, who is the surviving spouse of **J. THEODORE RUOF**, deceased, for adequate consideration, the receipt of which is hereby acknowledged, have bargained and sold by these presents do transfer, convey and quitclaim unto **MARGARET S. RUOF**, her heirs and assigns, all right, title and interest owned by the undersigned in a certain tract or parcel of improved land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is made for the express purpose of vesting said **MARGARET S. RUOF** with one hundred percent (100%) ownership interest in and to the herein-described property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The undersigned grantor is the surviving spouse and sole heir of law of **J. THEODORE RUOF**, deceased, being first duly sworn according to law, declare as follows:

1. The property described on Exhibit A was vested in **J. THEODORE RUOF** and **MARGARET S. RUOF**, as tenants by the entirety.

2. **J. THEODORE RUOF** died April 25, 2013, leaving **MARGARET S. RUOF** alone vested with title to the subject property by operation of such tenancy.

3. The undersigned grantor desires to (and does herein) record this Deed so that there shall be no confusion that she herself is the owner of the property.

DATED this 19 day of March, 2016.

Margaret S. Ruof
MARGARET S. RUOF

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **MARGARET S. RUOF**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand, at Nashville, Tennessee, this 19 day of March, 2016.

EMILY A. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Emily A. Fox
Notary Public

My Commission Expires: 11/5/19

STATE OF TENNESSEE)
COUNTY OF Davidson

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(E), Tennessee Code Annotated.

EMILY A. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret S. Ruof
MARGARET RUOF

Subscribed and sworn to before me, this 19 day of ~~January~~ March, 2016.

Emily A. Fox
Notary Public

My Commission Expires: 11/5/19

EXHIBIT A

Property Description

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 9312 (Parcel No. 192), together with the carport designated No. 9312-C in RIVER PLANTATION, SECTION ELEVEN, PHASE 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction in Instrument No. 200006300065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, 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 Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-II Umbrella Association, Inc. of record in Book 7389, page 924, Plat Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945 Register's Office for said County.

Being the same property conveyed to J. Theodore Ruof and wife, Margaret S. Rouf, by deed from Haury and Smith Contractors, Inc., of record as Instrument No.20000824-0083757, Register's Office for Davidson County, Tennessee.