This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

BK 1114 PG 722

BOOK 9522PG799

NEW OWNER:
Mary Victoria Lofaro
8300 Sawyer Brown Road
G-304
Nashville, TN 37221

SEND TAX BILL TO:
Same

MAP & PARCEL:
142-05 40
09D 65141

47a7 11/17 0101 030-ECK 3.00

WARRANTY DEED

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, **MARION GREGORY**, widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **MARY VICTORIA LOFARO**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit No. G-304, together with the Carport designated No. G-304-C, in River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76, and 77, as amended in Book 4675, pages 103, 104 and 105, of the Register's Office for Davidson County, Tennessee, and Described in Master Deed, recorded in Book 4784, Page 464, 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 Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereon, recorded in Book 4784, page 482, 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.

This is improved property known as Unit No. G-304, 8300 Sawyer Brown Road, Nashville, Tennessee.

Being the same property conveyed to Donald Gregory (being one and the same as Donald P. Gregory) and wife, Marion Gregory (being one and the same as Marilyn Gregory) of record in Book 8762, page 248, Register's Office for Davidson County, Tennessee. (Donald Gregory haveing since died and wife, Marion Gregory, is the sole survivng tentant by the entirety.) Said property being the same property conveyed to Donald Gregory by deed from Paul R. Gregory as to one-fourth of one-half interest in said property of record in Book 7826, page 678, Register's Office for Davidson County, Tennessee; and as conveyed to Donald Gregory by Quitclaim Deed Edith G. Padgett as to one-fourth of one-half interest in said property of record in Book 7826, page 678; and as conveyed to Donald Gregory by Quitclaim Deed from Anita G. Lewis as to one-fourth of one-half interest in said property of record in Book 7826, page 676, Register's Office for Davidson County, Tennessee; and as conveyed to Donald Gregory by Quitclaim Deed from Edith Padgett and Paul R. Gregory, Trustee, as to one-fourth of one-half interest in said property of record in Book 7826, page 672, Register's Office for Davidson County, Tennessee. Being the same property conveyed as to Donald Gregory as to one-half interest in said property by deed of record in Book 4907, page 563, Register's Office for Davidson County, Tennessee, and being reiterated in General Warranty Deed of record in Book 6410, page 936, Register's Office for 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 Grantee, her heirs and assigns, forever;

AND GRANTOR does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following restrictions and conditions: BOOK 9522 PG 800

1. 1993 taxes are a lien against the property; but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of the 1993 taxes when they become due and payable.

2. The Plan of record in Book 4675, page 75 et seq., amended by Book 4675, page 103, et seq., Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws of record in Book 4784, page 464, amended by Book 5783, page 180, Register's Office for Davidson County, Tennessee.

4. Limitations and conditions imposed by the "Horizontal Property Act" set forth in Section 66-27-101 et seq., T.C.A.

AND GRANTOR DOES FURTHER covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY HANDS this 10th day of September, 1993 in Franklin, TN.

09645 IDENTIF. & REFERENCE

NOV 17 AM 9:58 REGISTER DAVIDSON COUNTY, TN.

State of Tennessee, County of Williamson
Received for record the 17 day of SEPTEMBER 1993 at 9:49 AM, Fee $ [illegible]
Recorded in official records
Book 1114 Page 722-723

Marion Gregory
MARION GREGORY

Jacqueline Phillips
BY: Jacqueline Phillips, Attorney in Fact

State of Tennessee
County of Williamson

MAIL ENV.

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared JACQUELINE PHILLIPS to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of MARION GREGORY, and further acknowledged that she executed same as the free act and deed of Marion Gregory.

Witness my hand this 10th day of September, 1993.

Anne C. Gregory
NOTARY PUBLIC

My Commission Expires: 3/11/97

Notebook 51 Page 416
State Tax $ 314.17 Clerks Fee $ 1.00
Recording $ 8.00 Total $ 323.17
Register of Deeds SABIE WADE
Deputy Register ANGELA WAY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

TRANSFER TAX PAID [illegible]
DENNIS [illegible]
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $84,900.00.

Mary Victoria Lopez
AFFIANT

Sworn to and subscribed before me this 10th day of September, 1993. 1993.

Anne C. Gregory
NOTARY PUBLIC

My commission expires: 3/11/97

950.0000/rj/ch