Davidson County	DEEDWARR
Recvd: 09/23/14 16:03	4 pgs
Fees:23.00 Taxes:666.00	
20140923-0087541	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31969-08-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me this 22nd day of September, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Catherine Taylor Loring 116 Plantation Court Nashville, TN 37221	Renasant Bank 2200 Abbott Martin Road #103 Nashville, TN 37215	Map and Parcel No.: 142 050 A 02600 CO

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, **Paul Jeffrey Loring and wife, Cynthia C. Loring,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Taylor Loring, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 Plantation Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of September, 2014.

Paul Jeffrey Loring

Cynthia C. Loring

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paul Jeffrey Loring and Cynthia C. Loring**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-8, together with Carport No. D-8-C, on the Plan of Section 2, River Plantation, of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime established by Master Deed & By-Laws of record in Book 4661, pages 334 and 353, Book 4691, page 906, Book 6354, page 676, and Book 6436, page 389, said Register's Office.

Being the same property conveyed to Joanne Loring and husband, James C. Loring, by deed dated June 18, 2002, from Julia Dean, unmarried, of record in Instrument No. 20020627-0077685, Register's Office for Davidson County, Tennessee. James C. Loring died on February 26, 2003. By quitclaim deed of record in Instrument No. 20040121-0007714, said Register's Office, Joanne Loring conveyed subject property to Paul Jeffrey Loring and wife, Cynthia C. Loring.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 142 050 A 02600 CO.
2. Charter of Incorporation of River Plantation Section Two, Inc. of record in Instrument No. 20100408-0026710, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Two), of record in Book 4661, pages 334 and 353, Book 4691, page 906, Book 6354, page 676, and Book 6436, page 389, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4460, page 80, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017