THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14092014** BILL GARRETT, Davidson County Trans:T20140079928 DEEDWARR Recvd: 10/23/14 10:43 2 pgs Fees:13.00 Taxes:636.40 20141023-0097820	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Philip Shafer and Tracie Shafer 1031 Todd Preis Dr Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 142050C03200CO

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, **Nancy W. Newton, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracie A. Shafer and Philip M. Shafer, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. U-405, together with the Carport designated No. U-405-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18, and 19 of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, Pages 107, 108, and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and supplemented and amended in Instrument No. 20050602-0062760, 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 Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph Allen Newton, Jr. and Nancy W. Newton, husband and wife by Warranty Deed from Lois H. Bracey, Trustee, recorded on the 24th day of September, 2008 in Instrument No. 20080924-0097298, in the Register's Office of Davidson County, Tennessee. Joseph Allen Newton, Jr. having since died.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Page(s) 17, 18 and 19 amended in Plat Book 4860, Pages 107, 108 and 109, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Book 4892, Page 456.
Charter recorded at Instrument No. 20050415-0042394.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS of record in Book 4892, Page 440, as amended by instrument(s) of record in Instrument Nos. 20050128-0010626 and 20050602-0062760; 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.

This is improved property located at 1031 Todd Preis Drive, 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 20th day of October, 2014.

Nancy W. Newton by Josh Anderson, attyinfact

Nancy W. Newton
By: Josh Anderson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, 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 he is the Attorney-in-fact for Nancy W. Newton, as such he executed said instrument on her behalf.

WITNESS my hand, at office, this 20th day of October, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018