This Instrument Prepared By:
RICK L. MOORE
Moore & Hedges
Attorneys-at-Law
105 NW Atlantic St.
P. O. Box 1810
Tullahoma, TN 37388

This Deed drawn without benefit of
Title search or survey

NAME & ADDRESS OF NEW OWNER	SEND TAX BILLS TO	TAX INFORMATION
Charles Paul LeMay and wife, Judy R. LeMay 1105 General George Patton Rd. Nashville, TN 37221	Charles Paul LeMay & wife, Judy R. LeMay 1105 General George Patton Rd. Nashville, TN 37221	142-09-0D-149.0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, BRENDA F. MORGAN, now BRENDA F. MORGAN POWELL, have bargained and sold, and by these presents do transfer and convey unto CHARLES PAUL LeMAY and wife, JUDY R. LeMAY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1105, together with the carport designated No. 1105-C, OF RIVER PLANTATION, SECTION SIX, PHASE ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAN OF RIVER PLANTATION, SECTION SIX, PHASE ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 359-360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 5794, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE IDENTIFICATION.

BILL GARRETT, Davidson County
Trans:T20150007107 DEEDWARR
Recvd: 01/29/15 09:09 3 pgs
Fees:18.00 Taxes:536.50
20150129-0008377

Being the same property heretofore conveyed by BRENDA K. BROOKS to BRENDA F. MORGAN, by Warranty Deed recorded on the 8th day of March, 2007, in Instrument No. 20070308-0028783, in the Register's Office of Davidson County, Tennessee. Subsequent to the conveyance of this property to the aforesaid grantor, Brenda F. Morgan, married and became Brenda F. Morgan Powell, whose husband has predeceased her.

This conveyance is made subject to the following:

1. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION SECTION SIX Condominium of record in Book 5794, page 526, and Supplement and Amendment at Instrument No. 20050504-0050172, as amended by the By-Laws in Instrument No. 20060512-0056329; 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.
2. Charter of River Plantation Section Six Condominiums Homeowners Association, Inc. recorded at Instrument No. 20050415-0042393.
3. Matters appearing on the plat recorded in Plat Book 5200, page(s) 359 & 360, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A", all of record in the Register's Office in Davidson County, Tennessee.

This property is improved property located at 1105 General George Patton Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said CHARLES PAUL LeMAY and wife, JUDY R. LeMAY, their heirs and assigns, forever.

AND I do covenant with CHARLES PAUL LeMAY and wife, JUDY R. LeMAY, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

AND I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title of said land to CHARLES PAUL LeMAY and wife, JUDY R. LeMAY, theirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 27th day of January, 2015.

Brenda F. Morgan Powell
BRENDA F. MORGAN POWELL, formerly
BRENDA F. MORGAN

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, RICK L. MOORE, a Notary Public in and for said County and State, BRENDA F. MORGAN POWELL, formerly BRENDA F. MORGAN, the within named, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Tullahoma, Tennessee, this 27th day of January, 2015.

NOTARY PUBLIC

My commission expires: 3-13-2018

STATE OF TENNESSEE
COUNTY OF COFFEE

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brenda F. Morgan Powell
AFFIANT

Subscribed and sworn to before me this 27th day of January, 2015.

NOTARY PUBLIC

My commission expires: 3-13-2018