THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047210** BILL GARRETT, Davidson County Trans:T20160044082 DEEDWARR Recvd: 05/25/16 13:32 2 pgs Fees:13.00 Taxes:540.20 20160525-0052628	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $146,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2016. 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: Brittney Goldtrap 509 Plantation Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-05-0A-105.00 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, **Christopher Steward and Marlin Chapman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittney Goldtrap an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. R-5 , together with the Carport designated as No. R-5-C on the Horizontal Property Regime for River Plantation Section Two, as recorded in the Master Deed of record in Book 4661, page 334, amended and restated in Instrument No. 20120828-0077603 and as shown on plan of record in Plat Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARLIN CHAPMAN and CHRIS STEWARD, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION ("FREDDIE MAC"), of record in Instrument No. 20101029-0086695 , dated October 14, 2010 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 142-05-0A-105.00 CO.

Davidson County taxes for 2015, Map-Par. 142-05-0A-105.00 CO, $1,098.72, Paid.

Master Deed of record in Book 4661, page 334; Amended and Restated Master Deed of record in Instrument No. 20120828-0077603; By-Laws amended in Book 4691, page 906 , further amended in Book 6354, page 676 , which amendment was corrected in Book 6436, page 389; Amended and Restated By-Laws in Instrument No. 20120828-0077595, corrected by Scrivener's Affidavit of record in Instrument No. 20121207-0113069, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050159, said Register's Office.

Transmission Line Easement of record in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, said Register's Office.

Matters shown on the Plan of record in Plat Book 4460, pages 136 and 137, and Boundary Plat of record in Plat Book 4460, page 80, said Register's Office.

This is improved property located at 509 Plantation Court 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 17th day of May, 2016.

Marlin Chapman

Christopher Steward

By: Christopher Steward, 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, aforesaid, Christopher Steward and Marlin Chapman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2016.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marlin Chapman, 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 Christopher Steward, of the maker or a constituent of the maker, and is authorized by the maker or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of May 2016.

Notary Public

My Commission Expires: _____

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