Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053995 DEEDWARR
Recvd: 06/24/16 11:00 2 pgs
Fees:13.00 Taxes:784.40
20160624-0064588

B-KW-16-116-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2016.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matt W. Ruff and Elizabeth R. Ruff	New Owner	
(NAME)	(NAME)	**142-05-0A-026.00-CO**
8161 Hwy 100, Ste 187		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE TAYLOR LORING, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATT W. RUFF AND WIFE, ELIZABETH R. RUFF,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 Condominium of record in Plat Book 4460, Page (s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime establishes by Master Deed & By-Laws of record in Book 4661, Page 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 Paul Jeffrey Loring and wife, Cynthia C. Loring by Quitclaim deed from Joanne Loring of record in Instrument No. 20040121-0007714 Register's Office for Davidson County, Tennessee, dated January 13, 2004 and recorded on January 21, 2004.

Being the same property conveyed to Catherine Taylor Loring, unmarried by Warranty deed from Paul Jeffrey Loring and wife, Cynthia C. Loring of record in Instrument No. 20140923-0087541 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 23, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 4460, Page (s) 136 and 137, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4661, Page 334; Book 4661, Page 353; Book 4691, Page 906; Book 6354, Page 676 and Book 6346, Page 389 and amended and Restated Master Deed of record in Instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of River Plantation Section Two, Inc of record in Instrument Number 20100408-0026710 and Instrument No. 20110831-0067570, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20140923-0087541 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 Plantation Court , Nashville, Tennessee 37221-7402**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF JUNE, 2016.

Catherine Taylor Loring by Paul Loring, attorney in fact

Catherine Taylor Loring by Paul Loring, attorney-in-fact

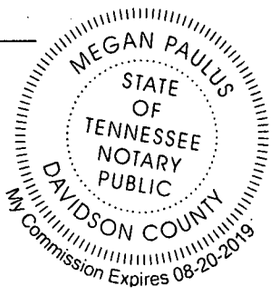
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Loring, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CATHERINE TAYLOR LORING, and who acknowledged he/she/they executed the same as the free act and deed of the said CATHERINE TAYLOR LORING.

Witness my hand and official seal, this the 23rd of June, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212