ADDRESS NEW OWNER:
Angela Burt Spaulding

607 Plantation Court
Nashville, TN 37221

SEND TAX BILL TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd. Ste. 400
Brentwood, TN 37027

MAP & PARCEL NOS.:
142-5-1-135.00

BILL GARRETT, Davidson County
Trans:T20160064086 DEEDWARR
Recvd: 07/26/16 10:07 2 pgs
Fees:13.00 Taxes:784.40
20160726-0076685

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald W. Moore and Ann S. Moore, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Angela Burt Spaulding, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. W-5 on said Plan together with the Carport designated No. W-5-C, on the Plan of Section 2, River Plantation, of record in Plat Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements thereto as established by Master Deed of River Plantation (Section Two) a Horizontal Property Regime, of record in Book 4661, Page 334, amended and restated Master Deed of record in Instrument No. 20120828-0077603, said Register's Office.

Being the same property conveyed to Ronald W. Moore and wife, Ann S. Moore, from Hilton M. Austin and wife, Willene B. Austin, by Warranty Deed recorded on May 1, 1978, in Book 5279, Page 851, Register's Office for Davidson County, Tennessee.

This is property with a common address of **607 Plantation Court, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Plat Book 4460, Pages 136 & 137, Register's Office for Davidson County, Tennessee.(3) Master Deed 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.(4) Grant of Easement to Consent of Nashville I, LLC, of record in Instrument No. 20130517-0050159, said Register's Office.(5) Transmission Line Easement in Book 2274, Page 547; Book 2277, Page 619; and Book 3028, Page 605, said Register's Office.(6) Boundary Plat in Plat Book 4460, Page 80, said Register's Office.(7) Charter for River Plantation (Section Two), Inc., in Instrument No. 20100408-0026710, and Instrument No. 20110831-0067570, said Register's Office.(8) Easement to Harpeth Valley Utilities District in Book 3770, Page 8, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of July, 2016.

Ronald W. Moore

Ronald W. Moore

Ann S Moore

Ann S. Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ronald W. Moore and Ann S. Moore, husband and wife,** with whom I am personally acquainted, or who 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 and official seal at office this **22nd** day of **July 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1607-159

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $212,000.00.

April D. Wildeman
Affiant

Subscribed and sworn before me this 22nd day of July, 2016.

Notary Public
My Commission Expires: 4/1/17

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN