ADDRESS NEW OWNER:
Joe E. Whitfield
Viola T. Whitfield
8207 Sawyer Brown Road, # L-8
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
142010A08000CO

BILL GARRETT, Davidson County
Trans:T20160068240 DEEDWARR
Recvd: 08/08/16 11:00 2 pgs
Fees:13.00 Taxes:702.63
20160808-0082062

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, **Phyllis Ruth Wiley and John D.R. Spain, Jr., Joint tenants with right of survivorship** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joe E. Whitfield and Viola T. Whitfield, husband and wife** (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:

Unit No. L-8, together with the Carport designated No. L-8-C, in River Plantation, Section One, a condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, Page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4562, Page 474, said Register's Office, 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 One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, Page 474, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereto the same as though copied herein.

Being the same property conveyed to Phyllis Ruth Wiley and John D.R. Spain, Jr., as joint tenants with right of survivorship from J. Blake Freeman, , Trustee, by Quitclaim Deed recorded on May 28, 2015, in Instrument No. 20150528-0049250, Register's Office for Davidson County, Tennessee.

This is property with a common address of **8207 Sawyer Brown Road, # L-8, 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, Page 59, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 4562, Page 474, as supplemented in Instrument No. 20051020-0126564, said Register's Office.(4) By-Laws in Book 4562, Page 490, said Register's Office.(5) Sewer line easement in Book 7598, Page 753, said Register's Office.(6) Rights of ingress and egress reserved to graveyard (on acreage) in Book 174, Page 70, said Register's Office.(7) TV Easement in Book 2274, Page 547, said Register's Office.(8) Easement to Harpeth Valley Utility District in Book 3770, Page 6, said Register's Office.(9) Boundary Plat for River Plantation (Section 1) in Plat Book 4460, Page 18, said Register's Office.(10) Charter for River Plantation, Section 1, Homeowners Association in Instrument No. 20050818-0098515, said Register's Office.

Grantors warrant that the subject property has never been the residence of John D.R. Spain, Jr., and is not subject to any marital rights of his spouse therein. Phyllis Ruth Wiley is unmarried.

JDRS PRW

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 5th day of August, 2016.

Phyllis Ruth Wiley by John D.R. Spain Jr. Attorney in Fact

Phyllis Ruth Wiley

John D.R. Spain, Jr.

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 John D.R. Spain, Jr., 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 of Phyllis Ruth Wiley, and is authorized by her to execute this instrument on her behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20160808-0082060 in said Register's Office.

Witness my hand and official seal at office, this 5th day of August 2016.

Notary Public
My Commission Expires: _____

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

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 **John D.R. Spain, Jr.,** 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 **5th** day of **August 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. 1608-172

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $189,900.00.

Affiant

Subscribed and sworn before me this 5th day of August, 2016.

Notary Public
My Commission Expires: _____

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