BILL GARRETT, Davidson County
Trans:T20160097712 DEEDWARR
Recvd: 11/04/16 09:28 2 pgs
Fees:13.00 Taxes:971.25
20161104-0116808

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $262,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2016.

Notary Public
My commission expires: 3/24/2019

07-1609-86529

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
David Lofstead 965 General George Patton Road Nashville TN 37221	NEW OWNER	142-09-0-D-011.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cory S. Matney, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Lofstead and Diana Lofstead, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 965, together with the Carport designated No. 965-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, as established by Master Deed of record in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; Instrument No. 20080423-0041324; and Instrument No. 20080429-0043657, and as shown on plan of record in Book 5200, Pages 359 and 360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cory S. Matney, unmarried by deed from Brian A. Moore, married, dated June 20, 2014, recorded June 24, 2014, of record in Instrument No. 20140624-0054959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 965 General George Patton Road, Nashville, TN 37221.

Cassandra Y. Matney, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, 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 hand this 2nd day of November, 2016.

Cory S. Matney

Cassandra Y. Matney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cory S. Matney and Cassandra Y. Matney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 2nd day of November, 2016.

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020