STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson MAO

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2016.

Notary Public

My commission expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

BILL GARRETT, Davidson County
Trans: T20160109248 DEEDWARR
Recvd: 12/13/16 09:52 2 pgs
Fees: 13.00 Taxes: 721.50
20161213-0130416

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Rhonda Rutherford	Same as new owner	**142-05-0A-035.00-CO**
8079 Sunrise Circle		
Franklin, TN 37067		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susan Goss, single

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda Rutherford and Glenn Stophel, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. F-1, together with the Carport designated No. F-1-C, in Section 2, River Plantation, Condominium Apartments, a Horizontal Property Regime, as shown on the plat recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, page 334 and as amended in Instrument No. 20120828-0077603, of the Register's Office for Davidson County, Tennessee, 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 Section 2, River Plantation, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334; Book 4691, page 906; Book 6436, page 389, as amended in Instrument No. 20120828-0077595 and as corrected in Instrument No. 201201207-0113069, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Donald Goss and Susan Goss, husband and wife, by Warranty Deed from Ralph W. Smith, unmarried, dated December 18, 2003, of record in Instrument No. 20031222-0181956, Register's Office for Davidson County, Tennessee. The said Donald Goss having since died and subject property being vested in Susan Goss as surviving tenant by the entirety.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 201 Plantation Court, Nashville, TN 37221-7401.

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 HANDS EFFECTIVE AS OF ~~November 28~~ December 9, 2016:

Susan Goss

Susan Goss

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State, Susan Goss, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of November, 2016.

My Commission Expires: 5/25/15

Notary Public

20161607R

DORA L. MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY