ADDRESS NEW OWNER: Taffey Hall
521 General George Patton Road
Nashville, TN 37221

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 142-9-F-521.00

BILL GARRETT, Davidson County
Trans:T20170007541 DEEDWARR
Recvd: 01/26/17 10:11 2 pgs
Fees:13.00 Taxes:841.38
20170126-0008486

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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, **Thomas Oram and Jamie M. Oram, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Taffey Hall, unmarried** (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:

A condominium apartment in Davidson County, Tennessee, described as follows:

Being Unit No. 521, together with the carport designated No. 521-C, River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase II, Condominium Apartments of record in Plat Book 6900, Pages 514-517, as amended in Book 6900, Page 654, et seq., Register's Office for Davidson County, Tennessee, and describe din Master Deed of record in Book 7417, Page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Thomas Oram and wife, Jamie M. Oram, from Thomas Oram, by Quitclaim Deed recorded on September 6, 2012, in Instrument No. 20120906-0080534, Register's Office for Davidson County, Tennessee. See also deeds in Instrument No. 20071219-0145755 and 20080828-0087576, said Register's Office.

This is property with a common address of 521 General George Patton Road, 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 having been prorated and payment of same assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 6900, Pages 514-517, as amended in Plat Book 6900, Pages 654-657, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions and By-Laws for Section 8-11 Umbrella Association in Book 7389, Page 924, said Register's Office.(4) Master Deed and By-Laws in Book 7417, Page 396, said Register's Office.(5) Declaration of taking for electric power transmission lines in Book 2277, Page 619, said Register's Office.(6) Final Judgment regarding power lines in Book 3028, Page 605, said Register's Office.(7) Storm water detention agreement in Book 7344, Page 438, said Register's Office.(8) Charter for Homeowners Association, Section 8-11, Umbrella Association in Book 7402, Page 591, said Register's Office.(9) TVA and sewer easements set out on acreage in Book 7074, Page 493, said Register's Office.(10) Quitclaim Deed for Homeowners for Open Space in Instrument No. 20090825-0079854, said Register's Office.(11) Boundary plat for River Plantation in Plat Book 6900, Page 397, as corrected in Book 8123, Page 690, 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, 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 25th day of January 2017.

Thomas Oram

Jamie M. Oram

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 **Thomas Oram and Jamie M. Oram, 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 25th day of January 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $227,400.00.

Affiant

Subscribed and sworn before me this 25th day of January 2017.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

File No. 1701K019