BILL GARRETT, Davidson County
Trans:T20170062899 DEEDWARR
Recvd: 07/24/17 08:13 3 pgs
Fees:18.00 Taxes:943.50
20170724-0074217

INSTRUMENT PREPARED BY:
Law Office of Robert J. Notestine III
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
File Number 15512, Box 26B

{ADDRESS NEW OWNER:	{SEND TAX BILL TO:	}MAP-PARCEL NOS. }
{Norma B. Oakes	{New Owner	}142130c06400co }
{12 Breckenridge	{	} }
{Nashville, TN 37215-5833	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charles Michael Lepley, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey Norma B. Oakes, a single person (The "Grantee"), Grantee's 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. 8705 a/k/a Unit 8705and Plat Book 9700, page 482, together with the carport designated No 8705-C, in River Plantation, Section Eleven, Phase One (1), a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1, Condominium Apartments, recorded in Book 9700, page 481, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, said 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 apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase One (1), Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et seq., as re-recorded in Book 7900, page 945, said Register's Office for said County.

Being the same property conveyed to Charles Michael Lepley by Fiduciary Quitclaim Deed from Charles Michael Lepley and R. Elaine Brown, Co-Executors of the Estate of Dorothy R. Lepley, deceased, of record in Instrument Number 20120127-0007882, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 8705 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat of record in Book 9700, page 482, said Register's Office for Davidson County, Tennessee.
3. Matters shown on boundary plat of record in Book 9700, page 481, said Register's Office for Davidson County, Tennessee.
3. Covenants and Master Deed of record in Book 7389, page 924, Book 10628, page 661, Book 11029, page 592 and Book 11156, page 361, said Register's Office for Davidson County, Tennessee.
4. Charter of River Plantation HOA, of record in Instrument Number 20100603-0043069, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $255,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 19th day of July, 2017.
(
(Notary Public
((My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18 day of July, 2017.

Charles Michael Lepley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles Michael Lepley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 18th day of July, 2017.

Notary Public

My Commission Expires: 05/24/2021

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
DILLON DIVITALE
My Commission Expires May 24, 2021