ADDRESS NEW OWNER: Lois E. Coles

803 Silkwood Dr.
Nashville TN 37221

SEND TAX BILL TO: Simmons Bank
P.O. Box 9067
Pine Bluff, AR 71611-9067

MAP-PARCEL NOS. 142-9-D-161.00

Bill Garrett Davidson County
Batch# 19769 DEEDWARR
10/31/2017 01:09:12 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20171031-0111574

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, **Carol A. Cox, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lois E. Coles, single woman** (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, being Unit 8504, together with the carport designated as No. 8504-C of River Plantation, Section Ten, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, Page 945, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Carol A. Cox, from Emmett W. Smith, married, and Patricia Smith by Warranty Deed recorded on June 29, 2005, in Instrument No. 20050629-0074919, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8504 Sawyer Brown Rd., Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) All matters appearing on the Plan of record in Plat Book 7900, Pages 944 and 945, Register's Office for Davidson County, Tennessee.(2) Restrictive Covenants and Rules and Regulations for Sections 8-11, Umbrella Assoc, in Book 7389, Page 924, said Register's Office.(3) Rules and Regulations for Section 10 in Book 9394, Page 638, said Register's Office.(4) Master Deed and By-Laws in Book 9394, Page 598, said Register's Office.(5) By-Laws in Book 9394, Page 613; and amended in Instrument No. 20081203-0117316, said Register's Office.(6) Charter for Homeowners Association in Book 7402, Page 591, said Register's Office.(7) Easement and Right of Way to TVA for Transmission Line (by Declaration of Taking) in Book 2277, Page 619, said Register's Office.(8) Final Judgment of Confirmation for Easement, etc., in Book 3028, Page 605, said Register's Office.(9) Sewer line set out in Book 7074, Page 493, said Register's Office.(10) Retention of Easements in Book 7400, Page 792, 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 30th day of October 2017.

X Carol A. Cox

Carol A. Cox

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 **Carol A. Cox** , 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 30th day of October 2017.

Notary Public
My Commission Expires: 11-3-20

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $295,000.00.

X Louis E Cox

Affiant

Subscribed and sworn before me this 30th day of October 2017.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1711K270