(2)

Return to: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Name and Address of New Owner:
Gehad Faltas
8300 Sawyer Brown Road, A
Nashville, TN 37221

Send Tax Bills To:
Gehad Faltas

Karen Johnson Davidson County
Batch# 469075 DEEDWARR
09/03/2020 09:38:33 AM 4 pgs
Fees: $23.00 Taxes: $949.05

20200903-0100285

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin Lampley and Elizabeth Lampley**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gehad Faltas,** a single woman "the Grantee," the following described real estate in Davidson County, Tennessee:

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of September, 2020.

Benjamin Clark Lampley (SEAL)
Benjamin Lampley

Benjamin Clark Lampley (SEAL)
Elizabeth Lampley As Attorney in Fact for Elizabeth Lampley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2020, before me personally appeared Benjamin Lampley and Elizabeth Lampley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2020.

Notary Signature
My commission expires:



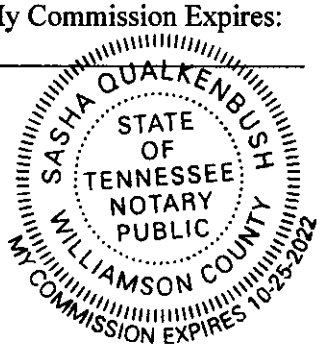
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Benjamin Alex Lampley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Elizabeth Lampley, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Benjamin Lampley by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2020.

My Commission Expires:

NOTARY PUBLIC



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $256,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carrie Borden
(Affiant)

Sworn to and subscribed before me this
1st day of September, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires:
File No. 2020-1465

True Copy Certification

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

EXHIBIT "A"
Property Description

Closing Date: **September 1, 2020**

Buyer(s): **Gehad Faltas**

Property Address: **8300 Sawyer Brown Road, A, Nashville, TN 37221**

PROPERTY DESCRIPTION:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A-304, TOGETHER WITH THE CARPORT DESIGNATED AS A-304-C OF THE RIVER PLANTATION CONDOMINIUM APARTMENTS, SECTION THREE, AMENDED, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ, AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED FOR RIVER PLANTATION (SECTION THREE) CONDOMINIUMS, OF RECORD IN BOOK 4784, PAGE 464, AND AS AMENDED IN BOOK 5785, PAGE 180, AND IN BOOK 5840, PAGE 663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 4784, PAGE 482, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF RIVER PLANTATION CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 4675, PAGES 75-77 AND AMENDED IN BOOK 4675, PAGES 103-105, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN CLARK LAMPLEY BY WARRANTY DEED FROM ANNA C. MARTIN, AN UNMARRIED WOMAN, RECORDED ON OCTOBER 17, 2018, OF RECORD IN INSTRUMENT NO. 20181017-0102869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO ANNA C. MARTIN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM JERRY LEN CLIFFT, AND JANICE CLIFFT, HUSBAND AND WIFE DATED JUNE 18, 2007 AND RECORDED JUNE 20, 2007 IN INSTRUMENT NO. 20070620-0073476, IN SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 8300 SAWYER BROWN RD., UNIT A304, NASHVILLE, TN 37221.