Karen Johnson Davidson County
Batch# 291434 DEEDWARR
09/25/2019 04:02:30 PM 2 pgs
Fees: $13.00 Taxes: $906.13
20190925-0097686

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1339KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gerald D. Mann, II		
811 General George Patton Rd	New Owner	142 09 0B 811.00
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH ANN SMITH, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GERALD D. MANN, II, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 811 together with carport designated No. 811-C of PHASE ONE - LOT ONE, SECTION FIVE, RIVER PLANTATION CONDOMINIUM APARTMENTS, as shown in Plat Book 5200, Page(s) 145 and 146, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing PHASE ONE - LOT ONE, SECTION FIVE, RIVER PLANTATION CONDOMINIUM APARTMENTS, a Horizontal Property Regime, of record in Book 5410, Page 248, in the Register's office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Deborah Ann Smith by Quitclaim Deed from Freddie Martin Drew, assigns, his entire right, marital interest, (according to a Final Decree of Divorce, Docket# 18D-124, Davidson County), of record in Instrument No. 20180216-0015354, in the Register's Office of Davidson County, Tennessee, dated January 8, 2018 and recorded on February 16, 2018.

Being the same property conveyed to Deborah A. Smith by Warranty Deed from Alvin L. Johnson and wife, Marjorie M. Johnson, of record in Instrument No. 20050622-0071485, in the Register's Office of Davidson County, Tennessee, dated June 16, 2005 and recorded on June 22, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE - LOT ONE, SECTION FIVE, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 145-146.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION FIVE, RIVER PLANTATION, as recorded in Plat Book 5200, Page(s) 135.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION FIVE) Condominium of record in Book 5410, Page 248 also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property known as 811 General George Patton Rd, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 23rd day of September, 2019.

Deborah Ann Smith

Deborah Ann Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DEBORAH ANN SMITH, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of September, 2019.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires