PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922602

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 292893 DEEDWARR
09/30/2019 09:11:35 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190930-0098951

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Johnny R. Bagley and Linda D. Bagley 3222 Winterberry Lane Gainesville, GA 30501-7617	New Owner	Tax Parcel ID No. 142 09 0D 151.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Delores Y Smith, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnny R. Bagley and Linda D. Bagley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1107, together with carport designated No. 1107-C of River Plantation (Section Six), a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing River Plantation (Section Six), a Horizontal Property Regime, of record in recorded in Book 5794, page 526, in Instrument No. 20050504-005172 and Instrument No. 20080423-0041324, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John R. Smith and spouse, Delores Y. Smith, by Warranty Deed from Joe F. Roop and spouse, Sara J. Roop, of record in Book 9374, Page 26, in the Register's Office of Davidson County, Tennessee, dated June 06, 1994 and recorded June 09, 1994.

John R. Smith having since died on June 24th, 2016 in Davidson County, Tennessee, leaving Delores Y. Smith as the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, River Plantation, as recorded in Plat Book 5200, Page(s) 347.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Phase One, River Plantation, as recorded in Plat Book 5200, Page(s) 359.

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 Six) Condominium of record inBook 5794, Page 526 , as amended by instrument(s) of record in Instrument Nos. 20050504-0050172 and 20080423-0041324; 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.

Easement recorded in Instrument No. 20121114-0104723.

This is improved property located at 1107 General George Patton Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2019.

Delores Y Smith, by John W Crites, her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W Crites, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2019.

My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W Crites, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Delores Y. Smith and that he is authorized by Delores Y. Smith to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of September, 2019.

My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public