WARRANTY DEED

Karen Johnson Davidson County
Batch# 305938 DEEDWARR
10/24/2019 04:03:13 PM 2 pgs
Fees: $13.00 Taxes: $843.23

20191024-0109337

O-KW-19-1076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Waggoner	**New Owner**	
(NAME)	(NAME)	**142-09-0D-068.00-CO**
1076 General George Patton Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALISSA SMITH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA WAGGONER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Unit No. 1076, together with the Carport designated No. C-68, in River Plantation Condominium Apartments, Section Six-Phase One, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504- 0050172, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5794, Page 539, and amended in instrument No. 20060512-0056329, 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, Section Six-Phase One, of record in Book 5200, Pages 359 and 360, and Surveyor's Certificate of Correction of record in Book 5807, Page 669, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Alissa Smith a/k/a Alissa Kristine Smith, a single woman by warranty deed from Kristine E. Smith a/k/a Kristine Smith, married to Ronald E. Smith of record in Instrument No. 20121204-0111520 Register's Office for Davidson County, Tennessee, dated October 22, 2012 and recorded on December 04, 2012.

This conveyance is subject to:
- Taxes for the year 2019.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 359 and 360, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six, Phase 1 of record in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172 and Instrument No. 200080423-0041324, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5794, Page 539, as amended in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20050415-0042393, in the Register's Office for Davidson County, Tennessee.
- Rules & Regulations of record in Book 5794, Page 563, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.
- Conveyance to BellSouth of record in Book 4755, Page 72 and Book 4761, Page 763, in the Register's Office for Davidson County, Tennessee.

- Grant Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress to Graveyard of record in Book 174, Page 70, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1076 General George Patton Rd, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF OCTOBER, 2019.

Alissa Smith by Will Grones, attorney-in-fact

Alissa Smith by Will Grones, 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, WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALISSA SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said ALISSA SMITH.

Witness my hand and official seal, this the 21st of October, 2019.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212