WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

W-CP-19-1357

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)
Jackson Harvill Smythe	**Bank of England**	
(NAME)	(NAME)	
1357 General George Patton Road	**P.O. Box 3490**	**142-09-0E-143.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Litlle Rock, AR 72203**	
(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, **NICHOLAS EUGENE DIAMOND AND NICOLE LEE DIAMOND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKSON HARVILL SMYTHE, AN UNMARRIED MAN,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County,. Tennessee, being Unit No. 1357, together with the Carport designated No. 1357-C in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Phase One, Condominium Apartments, record in Book 5200, Pages 705 and 706, and amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nicholas Eugene Diamond and Nicole Lee Diamond, husband and wife by Warranty Deed from Martin Roy Bauer and wife, Margaret Ellen Bauer of record in Instrument No. 20170906-0091622 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 06, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee.
- By-Laws of River Plantation Section VII, of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation Section VII, of record in Instrument Number 20070405-0041036, as amended in Instrument Number 20141014-0095008, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 4675, Page 127, 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: **1357 General George Patton Road, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch# 315745 **DEEDWARR**
11/14/2019 02:49:39 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20191114-0117671

Warranty Deed

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 12th DAY OF NOVEMBER, 2019.

Nicholas Eugene Diamond

Nicole Lee Diamond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS EUGENE DIAMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE LEE DIAMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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