WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Y-SB-TC-20-01202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Bryan S Smith and Courtney Smith		
(NAME) **1202 General George Patton Rd**	(NAME) NEW OWNER	**142-09-0E-002.00-CO**
(ADDRESS) **Nashville, TN 37221-2434**	(ADDRESS)	
(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, **JOYCE F. DENNINGTON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYAN S SMITH AND COURTNEY SMITH, HUSBAND AND WIFE,** 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 condominium located in Davidson County, Tennessee, being Unit No. 1202, together with the Carport designated No. 1202-C of Section Seven, Phase One, River Plantation, a Condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation (Section Seven), of record in Book 6226, page 9, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all Easements, rights and interest 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 buildings thereof. Reference is hereby made to the Plan of River Plantation, Section Seven, of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Joyce F. Dennington, a married woman by Warranty deed from Jerrod R. Daniels Successor Trustee of Trust B. under the Will of Richard J. Ottarson of record in Instrument No. 20110610-0044539 Register's Office for Davidson County, Tennessee, dated June 07, 2011 and recorded on June 10, 2011.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 5200, pages 705 & 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 Sevenof record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6226, page 18, Register's Office for Davidson County, Tennessee.
- Easement granted to United States of America for TVA Transmission Lines in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
- Easements granted to Harpeth Valley Utility District in Book 3770 page 6, Register's Office or Davidson County, Tennessee.
- HOA Charter in Instrument 200704050041036, 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: **1202 General George Patton Rd, Nashville, Tennessee 37221-2434**.

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.

Karen Johnson Davidson County
Batch# 459248 **DEEDWARR**
08/18/2020 12:19:42 PM 2 pgs
Fees: $13.00 Taxes: $1,137.75

20200818-0092741

Warranty Deed

Witness my/our hand(s) this the 31st DAY OF JULY, 2020.

Joyce F. Dennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE F. DENNINGTON, 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 31st of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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