THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829358

RETURN TO:
BANKERS TITLE & ESCROW
3310 WEST END AVE STE
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2020.

Notary Public
My Commission Expires: 1-8-24

JAMES K. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 496793 DEEDWARR
10/16/2020 08:55:15 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20201016-0120432

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allen Winston Smith Jr 8901 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 09 0H 034.00

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, **Kathleen O. Lajaune, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Winston Smith Jr, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8901, together with the carport designated No. 8901-C, in River Plantation, Section IX, Phase II-F, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION SECTION IX - PHASE II F, Condominium Apartments, recorded in Book 7900, Pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326,Page 713, said Register's Office, and further described in annexation document of record in Book 9247, Page 951, 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 IX, Phase II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-346, and annexation document in Book 9247, Page 951, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 9247, Page 951, and Book 9247, Page 951, supplement and amended recorded in Instrument No. 20041124-0140994 and amendment to By-laws recorded in Instrument No. 20180501-0041146, Register's Office for said County.

Being the same property conveyed to Thomas A. LaJaune and Kathleen O. LaJaune, husband and wife, as tenants by the entireties, by Quitclaim Deed from Michael L. Conrad and Cherry Conrad, husband and wife, as to a fifty percent (50%) undivided interest, and Thomas A. LaJaune and Kathleen O. LaJaune, husband and wife, as to the remaining fifty percent (50%) undivided interest, of record in Instrument No. 20170517-0048912, in the Register's Office of Davidson County, Tennessee, dated May 11, 2017 and recorded on May 17 2015. The said Thomas A. LaJaune had since died.

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 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION IX - PHASE II F, as recorded in Plat Book 7900, Page(s) 672 & 673.

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 Nine) Phase I Condominium of record in Book 8061, Page 341, as amended of record in Book 9326, Page 713, Annexation recorded in Book 9247, Page 951, Supplement and Amendment recorded in Instrument No. 20041124-0140994 and Amendment to By-Laws recoded in Instrument No. 20180501-0041146; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924 and Annexation recorded in Book 9247, Page 951.

This is improved property located at 8901 Sawyer Brown Road 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 15th day of October, 2020.

Kathleen O. Lajaune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen O. Lajaune, 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 15th day of October, 2020.

Notary Public
My Commission Expires: _____