Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 586070 DEEDWARR
03/05/2021 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20210305-0029481

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Rachel H. Smith
Affiant

Subscribed and sworn to before me this 4th day of March, 2021.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel H. Smith	Regions Mortgage	142-09-0D-151.00-C
1107 General George Patton Road	810 Crescent Centre Dr., Suite 300	
Nashville, TN 37221	Franklin, TN 37067	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Johnny R. Bagley and Linda D. Bagley, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rachel H. Smith, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being 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 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 Johnny R. Bagley and Linda D. Bagley, husband and wife, by deed from Delores Y. Smith, unmarried, of record in

Instrument No. 20190930-0098951, Register's Office for Davidson County, Tennessee, and dated September 30, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of River Plantation of record in Plat Book 5200 Page 347 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20050504-0050172 in the official records of the Davidson County Register of Deeds.

3. Subject to the Master Deed, recorded as Instrument #20050504-0050172 in the official records of the Davidson County Register of Deeds.

4. Charter of River Plantation of record in Instrument No. 20050415-0042393 and amended in Instrument No. 20050504-0050172 Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20060512-0056329 and 20100415-0028541 Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument No. 20121114-0104723 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1107 General George Patton Road, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of March, 2021.

Johnny R. Bagley

Linda D. Bagley

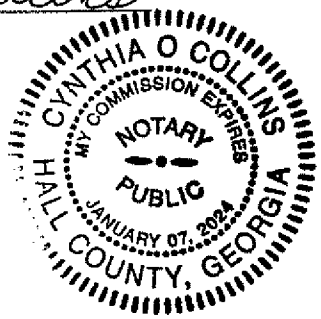
202103050029481

STATE OF Georgia
COUNTY OF Hall

On this 1st day of March, 2021, before me personally appeared Johnny R. Bagley and Linda D. Bagley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2021.

Cynthia O. Collins
Notary Signature
My commission expires:



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY