WARRANTY DEED

Karen Johnson
Batch # 1140033
05/29/2024 10:09:23 AM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20240529-0039673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Ivan Burton Bradford III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 3/3/25
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ivan Burton Bradford, III and Ivan Burton Bradford, Jr.	First Bank C/o Specialized Loan	Map: 142090D11700CO
(NAME) 1039 General George Patton Rd.	(NAME) P.O. Box 4500	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHY LYNN BISHOP AND CHRISTIE DIANE SMITH RAINES, DEVISEES UNDER THE WILL OF RALPH LYNN SMITH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IVAN BURTON BRADFORD, III AND IVAN BURTON BRADFORD, JR.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1039, together with the Carport designated as 1039-C of Section Six, Phase One, River Plantation Condominium Apartments, a Horizontal Property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Pages 359 and 360, Register's Office for said County, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Ralph Lynn Smith by deed from Teddy Ray Williams and Trina Donna Ralls Williams, husband and wife, of record in Instrument No. 20220607-0065103, dated May 31, 2022, said Register's Office. The said Ralph Lynn Smith died testate on November 14, 2022, and the Will was admitted to Probate as Probate No. 22P-2316 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Ralph Lynn Smith. See also Quitclaim Deed from Jeb E. Bishop, Executor of the Estate of Ralph Lynn Smith, to Kathy Lynn Bishop and Christie Diane Smith Raines, of record in Instrument No. 20231102-0085811, dated November 1, 2023, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 359 and 360, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20090825-0079855, in the Register's Office for Davidson County, Tennessee; (4) Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee; (6) Charter for Homeowners Association of record in Instrument No. 20050415-0042393, in the Register's Office for Davidson County, Tennessee; (7) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104723, in the Register's Office for

BOX 10-A

Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104723, in the Register's Office for Davidson County, Tennessee; (8) Easement to U.S. Sprint Communications of record in Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee; (9) Right of Way Easement to USA 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; (10) Easement to Piedmont Natural Gas Company of record in Instrument No. 20230112-0002727, amended in Instrument No. 20230714-0053914, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041324, corrected in Instrument No. 20080429-0043657, Book 5794, Page 539, amended in Instrument No. 20060512-0056329, Instrument No. 20100415-0028541 and Instrument No. 20230425-0030401, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1039 General George Patton Rd., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 24th day of May, 2024.

Kathy Lynn Bishop

Christie Diane Smith Raines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Lynn Bishop and Christie Diane Smith Raines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of May, 2024.

My Commission Expires: 5.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON