WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 08/31/01 11:34 2pgs
Fees:13.00 Taxes:344.10

20010831-0094686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Wanda Mallard
Affiant

NOTARY PUBLIC MARY BRIDWRIGHT LARGE DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2001.

Mary Bridwright
Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Mallard	Right Mortgage Company	Map 83
(NAME)	(NAME)	
2426 Chapman Dr.	106B West Hills Drive	Parcel 4
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wright I. Knapp and wife, Georgia F. Knapp**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tommy Mallard and wife, Wanda Mallard**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Eastland Acres, Section II, of record in Book 2331, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 84 fronts 79.8 feet on the westerly side of Chapman Drive and runs back 231.2 feet on the northerly line and 236.4 feet on the southerly line, to a dead line, measuring 58.1 feet theron.

Being the same property conveyed to Wright I. Knapp and wife, Georgia F. Knapp by deed from Robert L. Kimbrough and wife, Mary H. Kimbrough, of record in Book 2546, page 533, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 7, said Register's Office; (c) Restrictive covenants contained in Book 2335, page 386, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2426 Chapman Dr., Nashville, TN 37206
(House Number) (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 30th day of August, 2001.

Wright I. Knapp
Wright I. Knapp

Georgia F. Knapp
Georgia F. Knapp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Wright I. Knapp and Georgia F. Knapp with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2001.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

Notary Public