290700188

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/09 08:59 3 pgs
Fees:18.00 Taxes:395.53
20090819-0077903

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

Morgan Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2009.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey P. Watson	**Primelending, A Plainscapital Co.**	Map 97-8-A
(NAME) 180 Lake Chateau Drive	(NAME) **18111 Preston Road, Ste 200**	Parcel 56 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) **Dallas, TX 75252**	
(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, I, **JEAN R. KNOX, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY P. WATSON,** 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:

**** Married and Dianne Pope, Married**

Land in Davidson County, Tennessee, being Apartment No. 2, Building K, on the Plan of Lake Chateau, Section 1, a horizontal property regime, of record in Plat Book 4675, pages 41-44, as amended in Plat Book 6250, pages 607-610, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William R. Knox, Jr. and wife, Jean R. Knox, by deed from Joseph N. Spiva and wife, Janice M. Spiva, of record in Book 10086, page 778, said Register's Office. William R. Knox, Jr. conveyed his interest in said property to Jean Robert Knox by Quitclaim Deed of record in Instrument #20030509-0062865, said Register's Office. Jean R. Knox is one and the same person as Jean Robert Knox and Jean Roberts Knox.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 4675, pages 41-44, as amended in Plat Book 6250, page 607-610, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4857, page 743, Book 5708, page 781, Book 5718, page 988, Book 5819, page 432, Book 6639, page 468, Book 6691, page 308, Book 6691, page 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271, Book 10753, page 275, Book 10836, page 280, Book 11012, page 495 and Instrument #20050815-0096130, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 180 Lake Chateau Drive, Hermitage, Tennessee 37076
(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.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements fo record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 12 day of August, 2009.

Jean R. Knox

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 Jean R. Knox, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2009.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Certificate of Authenticity

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

Kimie Perry
Signature

State of Tennessee
County of Wilson

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

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.