File No. 291100237

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Acquisitions, Inc.	Property Acquisitions, Inc.	Map 15009014700
(NAME) 2016 Annie Court	(NAME) 2016 Annie Court	
(ADDRESS) Springfield, TN 37172	(ADDRESS) Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Terry Knapp, and wife, Karen Knapp,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Property Acquisitions, Inc.**, hereinafter called the grantee(s), HIS 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 all of Lot No. 24-A, on the Zone Lot Division of Lots 21-30 Cherry Hills Section 12, of record in Plat Book 6250, Page 466, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kelly M. Knapp, unmarried person, by deed from Steven L. Yates, unmarried, of record in Book 10034, Page 661, dated April 26, 1996 and filed for record on May 1, 1996, Register's Office for Davidson County, Tennessee. The said Kelly M. Knapp, also known as Kelly Michelle Knapp, died intestate on 8/5/2009. Terry Knapp and Karen Knapp being her heirs at law by Affidavit of Heirship filed in Instrument No. 20100113 0003180 Register's Office for said County.

All matters as set forth per Plat Book 6250, Pages 174-175, and Plat Book 6250, Page 466, said Register's Office.

Restrictions of record in Book 6436, Page 642, as amended of record in Book 6502, Page 152, said Register's Office.

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

unimproved ☒

This is improved ☐ property, known as 3263 Luanne Drive, Antioch, TN 37013
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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.

BILL GARRETT, Davidson County
Trans:T20100002449 DEEDWARR
Recvd: 01/13/10 11:56 2 pgs
Fees:13.00 Taxes:44.40

20100113-0003181

Witness my/our hands this 9 day of January, 2010.

Terry Knapp

Karen Knapp

STATE OF Kansas
COUNTY OF Atchison

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Terry Knapp, and Karen Knapp the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of January, 2010.

Commission expires: 5-13-11

Notary Public

NOTARY PUBLIC - State of Kansas
PEG K. HARGROVE
My Appt. Exp. 5-13-11

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122