BILL GARRETT, Davidson County
Trans:T20120064342 DEEDWARR
Recvd: 08/28/12 11:52 2 pgs
Fees:13.00 Taxes:148.00
20120828-0077515

WARRANTY DEED

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of August 2012,

Julie Berryman
Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Linginfelter	Same	08102017100, 08102017100
(NAME)	(NAME)	
2312 24th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Gregory T. Knipp and Angela M. Knipp**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rhonda Linginfelter, an unmarried person**, 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. 144 on the Plan of Buena Vista Heights, as of record in Plat Book 161, page 19 erroneously referred to as Plat Book 161, page 1 in prior deed of record), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 144 fronts 50 feet on the east side of Dudley Avenue, now 24th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Greggory T. Knipp and wife, Angela M. Knipp, by Warranty Deed from Steve R. Nichols, dated February 15 2007, filed March 2, 2007, in Instrument No. 20070302-0025836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 2312 24th Avenue, Nashville, TN 37208

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, has 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 2 day of **August 2012.**

Gregory T Knipp by Chris Cantrell, Attorney in Fact

Angela M. Knipp, by Chris Cantrell, Attorney in Fact

State of Tennessee

County of Davidson

On this 2nd Day of August, 2012, before me personally appeared Chris Cantrell, Known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Gregory T. Knipp and Angela M. Knipp, and who acknowledge the he/she executed the same as the free act and deed of the said Gregory T. Knipp and Angela M. Knipp, by virtue of Power of Attorney, duly executed and appearing of record in Instrument No. 20120828-0077514, said Register's Office.

WITNESS my hand and official seal at Nashville, TN this 2nd day of August, 2012.

Julie Berryman

Notary Public exp: 12/23/14

JULIE BERRYMAN
NOTARY PUBLIC
SUMNER COUNTY