BILL GARRETT, Davidson County
Trans:T20120093302 DEEDWARR
Recvd: 12/06/12 11:23 2 pgs
Fees:13.00 Taxes:777.00

20121206-0112426

WARRANTY DEED

Rachel Neal
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 $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2012

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine L. Knox	NEW OWNER	06115018300
(NAME)	(NAME)	
1140 Sunnymeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Jennifer Kurtovic, a married person, formerly known as Jennifer R. Craft and Jennifer L. Rodman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Katherine L. Knox,*** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*and husband, Joseph Iacobucci

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Sunnymeade Subdivision, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer R. Craft by deed from Henry E. Brown and wife, Karen L. Brown, dated 05/23/2003, of record in Instrument No. 20030523-0070465 , in the Register's Office of Davidson County, Tennessee. The said Jerald Michael Craft having quitclaimed any interest he may have in the said property to Jennifer R. Craft, by deed dated 01/31/2008, of record in Instrument No. 20080603-0056187, in said Register's Office. The said Jennifer R. Craft and Jennifer L. Rodman is now known as Jennifer Kurtovic.

The above described property is not and has never been the principal residence of the Grantor's spouse.

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 X property, known as 1140 Sunnymeade Drive, Nashville, TN 37216 XXX

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 **28th** day of **November, 2012**

Jennifer Kurtovic

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jennifer Kurtovic**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **November, 2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON