RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20130093184 DEEDWARR Recvd: 10/31/13 10:12 2 pgs Fees:13.00 Taxes:735.01 20131031-0113006

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011252

MAP - PARCEL NO: 127-9-7.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Ranae J. Evenson 8412 Rolling Hills Drive Nashville TN 37221	Same	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARK S. KNAP, EXECUTOR OF THE ESTATE OF WALTER KNAP, DECEASED,** have bargained and sold and by these presents do transfer and convey unto **RANAE J. EVENSON NEWHOUSE and JERALD C. NEWHOUSE, WIFE AND HUSBAND,** their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Merrymount Acres, Section IV, as of record in Book 4460, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Walter Knap and wife, Mary A. Knap by Warranty Deed from Eddie H. Chandler and wife, Ann R. Chandler, dated February 10, 1975, filed February 18, 1975, in Book 4890, page 26, Register's Office for Davidson County, Tennessee. Mary A. Knap predeceased Walter Knap. Walter Knap died May 27, 2013 and according to his Last Will and Testament entered in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P1095, property is vested in his heirs-at-law whose names are: Mark S. Knap, Jennifer Lynne Knap and Michael Jason Knap .

This is improved property known as 8412 Rolling Hills Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Merrymount Acres, Section IV, as of record in Plat Book 4460, page(s) 126 and 127, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 9th day of October, 2013.

Mark S. Knap Executor
MARK S. KNAP, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **MARK S. KNAP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **EXECUTOR OF THE ESTATE OF WALTER KNAP,** the within named bargainor, and that he as such **EXECUTOR,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate as **EXECUTOR,** respectively.

WITNESS my hand and seal, at office, on this 9th day of October, 2013.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$198,650.00**.

Affiant

SWORN TO and subscribed before me on this 9 day of October, 2013.

My Commission Expires:
12-15-15

Notary Public

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY