WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150023494 DEEDWARR
Recvd: 03/31/15 11:40 2 pgs
Fees: 13.00 Taxes: 703.00
20150331-0027718

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY MARTINEZ CHAMAN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brad Knapp AnaMarie Knapp	Magna Bank	73-08-0/7.00
(NAME) 2430 Kimberly Drive	(NAME) 6525 Quail Hollow Rd.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard Wonders widower,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brad Knapp and AnaMarie Knapp husband** and wife, 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:

Being Lot No. 499 on the Plan of Sunset View, section 4, as of record in Book 2854, page 63, Register's Office for said County.

Said Lot No. 499 fronts 110 feet on the northeasterly side of Kimberly Road and extends back 215 feet on the northwesterly line and 195 feet on the southeasterly line to a dead line, measuring 84.75 feet thereon.

Being the same property conveyed to Richard D. Wonders and Lila L. Wonders, husband and wife, by deed from Mildred L. Bango, unmarried, dated September 2, 1994 and filed for record in Book 9457, page 640, Register's Office for Davidson County, Tennessee. The said Lila L. Wonders having died November 13, 2012 property is vested to Richard D. Wonders as surviving tenant.

Subject to any and all matters appearing on the Plan of record in Plat Book 2854, page 63, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current year taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 2430 Kimberly Drive, Nashville, TN 37214
(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.

Witness my/our hands this 30th day of March, 2015.

Richard Wonders

State of Tennessee
County of Davidson

Personally appeared before me Richard Wonders , with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

File No.: 201503028

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO., TN