WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
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 $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe L. Powers	Joe L. Powers	117020d01200co
(NAME)	(NAME)	
1133 Safety Harbor Cove	1133 Safety Harbor Cove	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elizabeth Ann Knotts and Husband, Donald R. Knotts, Sr.,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe L. Powers, married, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 12 on the Plan of Clairmont Condominiums of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof, together with the appurtenant interest in the common elements of The Clairmont, a Horizontal Property Regime established by Master Deed of record in Book 7096, Page 940, as amended in Book 7108, Page 98, as restated in Book 8263, Page 703 and any other amendments thereof of record in the Register's Office for said County.

Being the same property conveyed to Elizabeth Zeppelin, unmarried, by Warranty Deed from Kimberly Lynne Morton, unmarried, which deed is dated May 3, 2007 and recorded as Instrument No. 20070706-0081033, Register's Office for Davidson County, Tennessee. Further being conveyed to Elizabeth Ann Knotts and Husband, Donald R. Knotts, Sr., from Elizabeth Ann Knotts f/k/a Elizabeth Zeppelin by Quitclaim Deed dated February 19, 2015 of record in Instrument No. 20150223-0015099, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS AND ALL MATTERS SET FORTH ON THE PLAN OF CLAIRMONT CONDOMINIUMS OF RECORD IN PLAT BOOK 6200, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS SET FORTH IN THE MASTER DEED AND BY-LAWS FOR THE CLAIRMONT AND ALL AMENDMENTS THERETO AS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20150058749 DEEDWARR
Recvd: 07/20/15 09:15 2 pgs
Fees:13.00 Taxes:1128.50
20150720-0070416

unimproved ☐

This is improved ☑ property, known as 3033 Woodlawn Dr., Nashville, TN 37215
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Witness our hands this 17th day of July, 2015.

Elizabeth Ann Knotts

Elizabeth Ann Knotts

Donald R. Knotts, Sr.

Donald R. Knotts Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

* spouse

On this 17th day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Ann Knotts and Donald R. Knotts Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Deanie L. Gregory

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY