WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061326 DEEDWARR
Recvd: 07/27/15 12:11 2 pgs
Fees:13.00 Taxes:290.45
20150727-0073574

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(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
James W. Nelson II	New Owner	052090B00500
(NAME)	(NAME)	
426B E Palestine Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, DONALD RAY KNOTTS, JR. AND WIFE, RHONDA K. KNOTTS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. NELSON, II, a single man, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 4B of Montague Terrace Townhomes as shown on Exhibit "C" to Master Deed and By-Laws establishing Montague Terrace, Phase One, a Horizontal Property Regime with Private Elements of record as Instrument No 20080819-0085322, as amended in Instrument No. 20090526-0048117 and further amended in Instrument No. 20120827-0077078, all in the Register's Office for Davidson County, Tennessee, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, together with an undivided percentage of ownership in the Association.

Being a part of the same property conveyed to Donald Ray Knotts, Jr. and wife, Rhonda K. Knotts by Warranty Deed from Donald Raye Demarcus and wife, Jan Demarcus, which deed is dated January 10, 2012 and recorded as Instrument No. 20120111-0002956 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS, CONDITIONS, OBLIGATIONS AND RESTRICTIONS, ; as set forth in the Master Deed and By-Laws establishing Montague Terrace, Phase One, a Horizontal Property Regime with Private Elements of record as Instrument No 20080819-0085322, as amended in Instrument No. 20090526-0048117 and further amended in Instrument No. 20120827-0077078, all in the Register's Office for Davidson County, Tennessee; and further subject to those matters set forth on the Re-Re-Subdivision of Lot No. 22, Montague Subdivision of record in Book 5060, Page 134, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 426B E Palestine Avenue, Madison, TN 37115

(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.

Donald Ray Knotts Jr.

Rhonda K. Knotts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 **Donald Ray Knotts Jr. and Rhonda K. Knotts**, 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:
January 09, ~~2018~~ 2016

Notary Public, ~~Deanie L. Gregory~~ Sandy Balent

Sandy Balent

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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