WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/15 12:00 2 pgs
Fees:13.00 Taxes:1370.85
20150915-0093535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karin S. Knopf and Troy R. Knopf	Karin S. Knopf and Troy R. Knopf	072 09 0 120.00
(NAME) 1002 Burchwood Avenue	(NAME) 6820 Edwards Grove Road	
(ADDRESS) Nashville, TN 37216	(ADDRESS) College Grove, TN 37046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy Thousand Five Hundred And No/100 Dollars ($370,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Parris and Katherine Parris, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karin S. Knopf and Troy R. Knopf, 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. 18, Block 2 on the plan of Burchwood Place of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Parris and wife, Katherine Parris by Warranty Deed from Alneita Dotson Rye, Janice Tucker Wilson, Justin Tucker and Mary Agnes Dotson Tucker, heirs to the Estate of Susie Mae Dotson Jamison dated June 2, 2011 and recorded June 6, 2011 in Instrument No. 201106060043020, in said Register's Office for Davidson County, Tennessee.

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 ☒ property, known as 1002 Burchwood Ave, Nashville, TN 37216

File Number: NAT-154128

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 11th day of September, 2015.

Michael Parris

Katherine Parris

STATE OF Tennessee

County OF Williamson

I, J. Wayne Thomas, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Michael Parris and Katherine Parris,personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of September, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

File Number: NAT-154128