Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1315

BILL GARRETT, Davidson County
Trans:T20160082354 DEEDWARR
Recvd: 09/20/16 11:04 2 pgs
Fees:13.00 Taxes:1335.70
20160920-0098799

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick M. McCombs and Kelly McCombs, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip G. Knopp,** , hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of N.W. Kemp property Resubdivision of Lot 1, of record in Book 4595, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 58.2 feet on the easterly margin of Campbell Street and extends back 191.6 feet on the northerly line and 191.4 feet on the southerly line to a dead line in the rear, measuring 58.2 feet thereon.

Being the same property conveyed to Patrick M. McCombs and Kelly McCombs, husband and wife, by deed from Dwight Henderson, unmarried, dated June 15, 2012, of record in Instrument No. 20120619-0053600, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1102 Campbell Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of September, 2016.

Patrick M. McCombs

Kelly McCombs

State of Tennessee)
County of Davidson)

On this 9th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Patrick M. McCombs and Kelly McCombs, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 361,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of September, 2016.

Notary Public

My Commission Expires: _____

Emily Kornbau State of Tennessee Notary Public Summer County My Commission Expires June 19, 2018

NEW OWNER:
Phillip G. Knopp
1102 Campbell Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
83-3-311.00