WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160084567 DEEDWARR
Recvd: 09/26/16 15:39 2 pgs
Fees:13.00 Taxes:308.95
20160926-0101487

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Donald R. Knotts, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Christopher Boyd		052090b00900co
(NAME)	(NAME)	
430 A EAST PALESTINE AVE	NEW OWNER	
(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 R. KNOTTS, SR. AND WIFE, ELIZABETH ANN KNOTTS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER E BOYD, a single person, 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 6A of Montague Terrace Townhomes as shown on Exhibit "C" to 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 Instruments Nos. 20090526-0048117 and 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 interests 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 thereon, together with an undivided percentage of ownership in the Association and as set forth on the Re-Re Subdivision of Lot No. 22, Montague Subdivision of record in Book 5030, Page 134, said Register's Office.

Being a part of the same property conveyed to Donald R. Knotts, Sr. by Warranty Deed from Gertrud Schick, Klaus Josef Schlachter, Hans Hermann Schlachter, Pierre Paul Schlachter, Doris Colestine Sara Melo, Ilse Liesolotte Diehl, Sofia Erna Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schafer, Rita Maria Knapp, Irmengart Kreszentia Embach, Irmgard Paula Holzmann and Herbert Heinrich Scheuermann, heirs of Hannelore Frieda Albert fka Hannelore F. Tidwell, deceased, which Warranty Deed is dated May 11, 2004 and recorded as Instrument No. 20040519-0059003 in the Register's Office for Davidson County, Tennessee. Further being a part of the same property conveyed to Donald R. Knotts, Sr. and wife, Elizabeth Ann Knotts from Donald R. Knotts, Sr. by Quitclaim Deed dated February 19, 2015 and recorded as Instrument No. 201502230015100, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS 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. as amended in Instruments Nos. 20090526-0048117 and 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 interests 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 thereon, together with an undivided percentage of ownership in the Association and subject to those matters set forth on the Re-Re Subdivision of Lot No. 22, Montague Subdivision of record in Book 5030, Page 134, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 430 A East 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 22nd day of September, 2016.

Donald R. Knotts Sr.

Elizabeth Ann Knotts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

* wife,

On this 22nd day of September, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald R. Knotts Sr. and Elizabeth Ann 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

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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