WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/17 14:43 3 pgs
Fees:18.00 Taxes:333.00
20170316-0025960

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

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

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlene E Dickinson	Ark-La-Tex Financial Services, LLC. d/b/a Benchmark Home Loans	052090B00500CO
(NAME)	(NAME)	
426A E. Palestine Ave.	516 Tennyson Pkwy, Ste. 2000W	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plano, TX 75024	
(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 Rhonda K. Knotts, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlene E. Dickinson, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 4A 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 Instrument No. 20090526-0048117, as further amended in Instrument No. 20120827-0077078 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 which deed is dated January 10, 2012 from Donald Raye Demarcus and wife, Jan Demarcus 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 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO to all 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 subject to the by-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing the Horizontal Property Regime of Montague Terrace Townhomes, Phase 1 of record as Instrument No. 20080819-0085322, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20090526-0048117, as further amended in Instrument No. 20120827-0077078 in said Register's Office.

unimproved ☐

This is improved ☑ property, known as 426 A E Palestine Avenue, Townhome 4A, 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, her 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, her

our, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 14th day of March, 2017.

Donald Ray Knotts Jr.

Rhonda K. Knotts

STATE OF TENNESSEE

COUNTY OF Davidson

*Wife

On this 14th day of March, 2017, 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:
1-9-18

Notary Public,

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

