This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Davidson County DEEDWARR
Recvd: 06/28/17 12:02 3 pgs
Fees:18.00 Taxes:499.50
20170628-0065037

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,. **DUSTIN ISAAC KNIGHT, AN UNMARRIED MAN,** HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA K HOWAT, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 UNIT NO. 41, ON THE CONDOMINIUM SITE PLAN, PHASE II, POPLAR GLEN, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 764 (ERRONEOUSLY CITED AS PHASE I IN PLAT BOOK 6900, PAGE 646 IN PRIOR DEEDS), AND AS ESTABLISHED BY THE MASTER DEED AND BYLAWS OF RECORD IN BOOK 7534, PAGE 591 AND AMENDED IN BOOK 7548, PAGE 612 AND BOOK 7654, PAGE 439, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DUSTIN ISAAC KNIGHT BY DEED FROM EVERETTE J. MCMURTRY, JR. AND PATRICIA A. MCMURTRY, MARRIED, DATED FEBRUARY 7, 2014, OF RECORD IN INSTRUMENT NUMBER 20140212-0012497, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 400 LEMONT DR, NASHVILLE, TN, 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of June, 2017.

DUSTIN ISAAC KNIGHT

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DUSTIN ISAAC KNIGHT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, Tennessee, on this the 9th day of June, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2017.

NOTARY PUBLIC
My commission expires: 7-24-17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
ANDREA HOWAT
400 LEMONT DR
NASHVILLE, TN, 37216

Send Tax Bills To:
New Owners

Map and Parcel Number(s): 061-05-0-A 022.00

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019