BILL GARRETT, Davidson County
Trans:T20170065271 DEEDWARR
Recvd: 07/31/17 10:09 2 pgs
Fees:13.00 Taxes:542.05

20170731-0077199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7/6/2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
5 Dogs Properties LLC, a Tennessee limited liability company	SAME AS NEW OWNER	053-03-0-307.00
(NAME)	(NAME)	
1405 Birdaw Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kara Knecht, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **5 Dogs Properties LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 230 on the Plan of Section "C" Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kara Knecht, single by Warranty Deed from William L. Edwards and wife, Donna L. Edwards, dated 10/02/2015, recorded on 10/06/2015 of record in Instrument No. 20151006-0102041, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 6845, Page 229, in the Register's Office for Davidson County, Tennessee. Easement contained in Quitclaim Deed of record in Instrument No. 20020708-0081938, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Plat Book 1424, Page 69 and of record in Plat Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1501 Elliston Street, Old Hickory, TN 37138

(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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my hand this 26th day of July, 2017.

Kara Knecht

Kara Knecht

State of OHIO
County of Pickaway

Personally appeared before me Kara Knecht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2017.

Notary Public William J. Snyder
My Commission Expires: 01/26/2018

NOTARIAL SEAL
STATE OF OHIO

William J Snyder
Notary Public, State of Ohio
My Commission Expires 01-26-18

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122