Bill Garrett Davidson County
Batch# 40589 DEEDWARR
12/21/2017 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $837.31
20171221-0130276

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 1817-253

ADDRESS NEW OWNER:
Richard W. Jones, Jr.
3448 Country Ridge Dr.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Churchill Mortgage Corporation
761 Old Hickory Blvd, Suite 400
Brentwood, Tennessee 37027

MAP **15008002400**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dustin R. Knapp and wife, Sarah R. Knapp** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Richard W. Jones, Jr. and wife, Jayme Jones**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 253, on the Plan of Section Seven-A, "The Country", of record in Plat Book 6250, page 308, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dustin R. Knapp and wife, Sarah R. Knapp by deed from Michael H. Adams and wife, Donna M. Adams dated May 6, 2008, of record in Instrument No. 20080508-0047928, Register's Office for Davidson County, Tennessee.

This is improved property known as 3448 Country Ridge Dr., Antioch, Tennessee 37013. Possession is to be given on December 21, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of December, 2017.

Dustin R. Knapp

Sarah R. Knapp

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dustin R. Knapp and wife, Sarah R. Knapp,** the 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.

WITNESS my hand and official seal at office this 21st day of December, 2017.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $226,300.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of December, 2017.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

