Bill Garrett Davidson County
Batch# 54646 DEEDWARR
02/02/2018 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20180202-0010970

CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $810,000.00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2018. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michelle Knutson	**New Owner**	**116-14-0-024.00**
111 Bellevue Road	**3830 Royal Woods Dr.**	
Nashville, TN 37221	**Sherman Oaks, CA 91403**	

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,

Keith E. Thompson and Meredith M. Thompson, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Knutson, unmarried and Sally Knutson, married, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the Easterly part of Lot No. 24 on the Map of Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot No. 28 in Deer Park Subdivision, Belle Meade of record in Plat Book 421, Page 67, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 50 feet on the Southerly side of Bellevue Drive South and runs back 238 feet on the Easterly and 246 feet more or less on the Westerly line to the Southerly line of said subdivision, measured 55 feet thereon.

Being the same property conveyed to Keith E. Thompson and wife, Meredith M. Thompson by Warranty deed from Victor E. Gatto, III and wife, Wendy A. Gatto of record in Instrument No. 20110805-0060296 Register's Office for Davidson County, Tennessee, dated August 01, 2011 and recorded on August 05, 2011.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 111 Bellevue Road, Nashville, TN 37221.

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), their heirs and 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), their 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 MY/OUR HANDS EFFECTIVE AS OF 31st day of January, 2018:

Keith E. Thompson

Meredith M. Thompson

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Keith E. Thompson and Meredith M. Thompson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 31st day of January, 2018.

My Commission Expires: 3/10/2019 Notary Public

20181013R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

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

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY