Bill Garrett Davidson County
Batch# 117579 DEEDWARR
07/17/2018 03:08:35 PM 2 pgs
Fees: $13.00 Taxes: $558.70
20180717-0069592

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
David Knoble
131 Del Crest Drive
Nashville, TN 37217

**SEND TAX BILL TO:**
New Owner

**MAP/PARCEL 136-07-0-088.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. Howard Bragdon, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **David Knoble, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section Three, Priest Lake Park, of record in Plat Book 4460, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to H. Howard Bragdon by Warranty Deed from United Builders, Inc., a Tennessee Corporation, of record in Book 4565, Page 206, Register's Office for Davidson County, Tennessee, dated December 30, 1971 and recorded on December 30, 1971.**

**The said H. Howard Bragdon has since married. His spouse, Sierra Sue Bragdon, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.**

**Dasmonda Allen has been designated as the Power of Attorney for the grantors by and through Powers of Attorney recorded simultaneously herewith.**

**The said H. Howard Bragdon and Howard Herman Bragdon referenced in the Power of Attorney recorded simultaneously herewith are one and the same individual.**

**This conveyance is subject to:**
- **Taxes for the year 2018 and subsequent years**
- **Plan of record in Plat Book 4460, Page 5, Register's Office for Davidson County, Tennessee.**
- **Restrictions of record in Book 4482, Page 615, in the Register's Office for Davidson County, Tennessee.**
- **Any and all existing easements and restrictions as shown of record not stated herein.**

This is improved property known as: **131 Del Crest Drive, Nashville, Tennessee 37217.**

THIS CONVEYANCE is made subject to all taxes, 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 GRANTEE, her heirs and assigns, forever; and,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-VRES-10-131

GRANTORS do covenant with the said GRANTEE 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 GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 12th day of July, 2018.

**WITNESS MY HAND** on this the 12th day of July, 2018

H. Howard Bragdon by Dasmonda Allen as Attorney in Fact
**H. Howard Bragdon by Dasmonda Allen as attorney in fact**

Sierra Bragdon by Dasmonda Allen as attorney in fact
**Sierra Bragdon by Dasmonda Allen as attorney in fact**

~~STATE OF TENNESSEE~~ State of New Mexico
~~COUNTY OF Davidson~~ County of Otero

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dasmonda Allen, as attorney-in-fact for H. Howard Bragdon and Sierra Bragdon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said H. Howard Bragdon and Sierra Bragdon, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Dasmonda Allen,, and recorded simultaneously herewith in Instrumetn Nos. _____, of the Register's Office of Davidson County, Tennessee.

WITNESS ~~my hand and~~ official seals at office this 12th day of July, 2018.

OFFICIAL SEAL
TERESA M. ORTEGA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 01-09-2022

Teresa M. Ortega
NOTARY PUBLIC

My Commission Expires: 01-09-2022

~~STATE OF TENNESSEE~~ State of New Mexico State of TN
~~COUNTY OF Davidson~~ County of Otero Davidson Co

The actual value or consideration, whichever is greater, for this transfer is $151,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-20

File No: 180538