Bill Garrett Davidson County
Batch# 121530 DEEDWARR
07/27/2018 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $671.55
20180727-0073592

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $181,500.00

Karen E Fulkerson
Affiant

Subscribed and sworn to before me this 27th day of July, 2018.

Notary Public
My commission expires: January 5, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Conway and Karen Grundy 263 Buck Run Drive Nashville, TN 37214	CMG Mortgage, Inc. 3160 Crow Canyon Rd, Suite 400 San Ramon, CA 94583	122-01-0A-405.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Bradford E. Knop and Nancy Kristine Knop, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Eric Conway, an unmarried man and Karen Grundy, an unmarried woman, Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 71 of Woodland Point Townhomes, Phase 9 a Horizontal Property regime located in Nashville, TN together with Easements as shown on Exhibit B to the First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, recorded in Instrument No. 20020725-0089575 and described in a declaration recorded in Instrument No. 20001011-0101044 as amended in Instrument No. 20020725-0089575 and & 200209040107261 Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodland Point, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20001011-01010044 as amended in Instrument No. 200207025-0089575 and & 20020904010726l said Register's Office for Davidson County, Tennessee and By-Laws appended thereto are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy Kristine Knop and Bradford E.

Knop, wife and husband, by deed dated April 25, 2016, from Scott M. Uchida, an unmarried man, of record in Instrument No. 20160426-0040579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Instrument NO. 20001011-0101044 and Amended in
Instrument NO. 200207025-0089575 & 200209040107261, the official records of Davidson County Register of Deeds.

2. Charter for Woodland Point Townhouse Corp of
record in Instrument No. 200010130102000

This property is improved property known as 263 Buck Run Drive, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives. to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of July, 2018.

Bradford Eugene Knop

Nancy Kristine Knop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of July, 2018, before me personally appeared Bradford Eugene Knop and Nancy Kristine Knop, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 27th day of July, 2018.

Notary Signature
My commission expires: 2/25/19

AMY OWEN NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY