WARRANTY DEED

Bill Garrett Davidson County
Batch# 131762 DEEDWARR
08/21/2018 03:08:54 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20180821-0082925

R-CBB-18-2913

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Knoble	NEW OWNER	
(NAME)	(NAME)	062-02-0A-092.00-CO
2591 CROCKER SPRINGS RD.		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(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 consideration, the receipt of which is hereby acknowledged, **PATRICK GLASSON AND LAUREN CARDEN GLASSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID KNOBLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Subdivision of River Trace Estates, Phase I, Section, II of record in Plat Book 6900, Page (s) 158 and 159, 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 Patrick Glasson and Lauren Carden Glasson, husband and wife by Warranty deed from Julee Baber Brooks and wife, Ross Brooks of record in Instrument No. 20160226-0018409 Register's Office for Davidson County, Tennessee, dated February 23, 2016 and recorded on February 26, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 6900, Page (s) 158 and 159, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, page 747, Register's Office for Davidson County, Tennessee.
- By-Laws of River Trace Homeowner's Association, Inc. of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.
- Charter of River Trace Homeowner's Association of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement (s) to United States of America of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2022, Page 83, and easement of record in Book 3959, page 591, in the Register's Office for Davidson County, Tennessee.
- Assignment of Agreement to Construct Sewerage Facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
- Grant and Indemnity Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 7097, Page 140 and Book 7097, Page 149, 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: **2913 Delta Queen Drive, Nashville, Tennessee 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; 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 hand(s) this the 20th DAY OF AUGUST, 2018.

Patrick Glasson

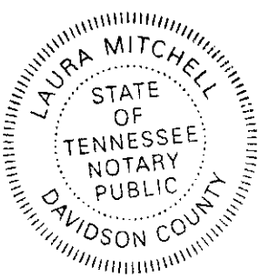
Lauren Carden Glasson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK GLASSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN CARDEN GLASSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212