P18-9422-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9422-BW

Bill Garrett Davidson County
Batch# 134860 DEEDWARR
08/29/2018 10:08:55 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20180829-0085601

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Thessen		
213 Myhr Green	New Owner	142-07-0C-097.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE **Estate of Josephine B. Knupp and Donna Emerson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth L. Thessen, unmarried**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No.97 of Ashley Green, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act {Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act') and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312 said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Donald L. Knupp and wife, Josephine B. Knupp by Warranty deed from Dorothy E. Fielding Lecroy both individually and as Executrix of the Estate of Ruby Anne and John Earl Fielding, Individually of record in Instrument No. 20051123-0141432 Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on November 23, 2005. Donald L. Knupp died on December 30, 2005 which left Josephine B. Knupp the sole owner of said property. Then on September 19, 2013 Josephine B. Knupp conveyed a 10% interest in said property to Donna Emerson by QuitClaim deed of record in Instrument No. 20130920-0099385 Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on September 20, 2013. The said Josephine B. Knupp having since died on January 14, 2018 and her real property is being administered as part of her estate pursuant to her Last Will & Testament which was admitted to probate on March 1, 2018 in Davidson County, Tennessee as Docket No. 18P-318.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **213 Myhr Green, Nashville, TN 37221.**

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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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 28th day of August, 2018.

Estate of Josephine B. Knupp

Donna Emerson, personal rep

By Donna Emerson, Personal Representative

Donna Emerson

Donna Emerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Emerson, Personal Representative of the Estate of Josephine B. Knupp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2018.

My Commission expires: 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 28th day of August, 2018.

My Commission expires: 11/3/20

Notary Public
