WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152168 **DEEDWARR**
10/17/2018 02:56:37 PM 2 pgs
Fees: $13.00 Taxes: $602.73

20181017-0103096

W-URE-18-1902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-06-2020

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)
Samantha L. McKnight	**Envoy Mortgage, LTD**	
(NAME)	(NAME)	**95-5-1.00**
1902 Dahlia Circle	**PO Box 19190**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Houston, TX 77224-9190**	
(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, **MARY ALICE EMIGH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA L. MCKNIGHT, A SINGLE WOMAN,** 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. 57 on the Plan of Dahlia Gardens, of record in Plat Book 2663, Page 93, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Alice Emigh, an unmarried woman, by Warranty Deed from Jebadiah S. Clariday and Courtney R. Matthews, husband and wife, and Charles D. Clariday and wife, Stephanie Clariday, recorded March 27, 2015 in Instrument No. 20150327-0026497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2663, Page 93, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 2856, Page 63, Register's Office for Davidson County, Tennessee.
- Easement for Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, 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: **1902 Dahlia Circle, Nashville, Tennessee 37210**.

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 12th DAY OF OCTOBER, 2018.

Mary Alice Emigh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ALICE EMIGH, 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 12th of October, 2018.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

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