WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156844 DEEDWARR
11/05/2018 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20181105-0109617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of Oct, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicholas Knapp and Kayla Knapp	Primary Residential Mortgage , Inc.	063 04 0 014.00
(NAME)	(NAME)	
105 Clifton Ct.	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ruth Annette Watson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas Knapp and Kayla Knapp, husband and wife,** 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 Lot No. 20 on the Plan of Clifton Place, as of record in Book 2854, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 100 feet on the easterly side of Clifton Court and extends back 125 feet on the southerly line and 125 feet on the northerly line to a dead line in the rear which measures 100 feet thereon.

Being the same property conveyed to Herman C. Lewis, Jr., and wife, Ruth Annette Lewis by Warranty Deed from R. C. Vaughn and wife, Juanita Vaughn dated February 27, 1975 and recorded March 3, 1975 in Book 4893, Page 75, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ruth Annette Watson by Quit Claim Deed from Ruth Annette Lewis is NKA Ruth Annette Watson dated October 17, 2016 and recorded October 17, 2016 as Instrument No. 20161017-0109377, in said Register's Office for Davidson County, Tennessee. The said Herman C. Lewis having died on November 26, 1990 leaving Ruth Annette Lewis as the surviving tenant by entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-188692SSO

unimproved ☐

This is improved ☒ property, known as 105 Clifton Ct., Old Hickory, TN 37138

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 our hands this 30th day of Oct, 2018

Ruth Annette Watson

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ruth Annette Watson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-188692SSO

CERTIFICATE OF AUTHENTICITY

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

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY