This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Y Johnson Davidson County
Batch# 162786 DEEDWARR
11/20/2018 03:43:53 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20181120-0114379

WARRANTY DEED

FOR AND IN 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, **WILLIAM H. KNOX, V**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMEY CADE CROWSON, a single man and SARAH KATE RANDOLPH, a single woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 105 ON THE PLAN OF BEVERLY HEIGHTS SUBDIVISION, SECTION TWO, OF RECORD IN BOOK 2331, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 105 FRONTS 110.7 FEET ON THE WESTERLY SIDE OF TORBAY DRIVE AND RUNS BACK 347.0 FEET ON THE SOUTHERLY LINE AND 327.2 FEET ON THE NORTHERLY LINE TO A LINE IN THE REAR WHICH MEASURES 122.6 FEET.

THIS BEING THE SAME PROPERTY CONVEYED UNTO WILLIAM H. KNOX, V BY DEED FROM JOHN WILLIAM BRYANT, DATED AUGUST 30, 2007, OF RECORD IN INSTRUMENT NUMBER 20070907-0107341, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAURA KNOX, SPOUSE OF GRANTOR, HEREIN JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HER MARITAL INTEREST IN THE SUBJECT PROPERTY.

This is improved property, known as 4833 TORBAY DRIVE, NASHVILLE, TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of November, 2018.

WILLIAM H. KNOX, V

LAURA KNOX

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **WILLIAM H. KNOX, V AND LAURA KNOX**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 16th day of November 2018.

NOTARY PUBLIC
My commission expires: 8/16/2022

SARAH E. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2018.

NOTARY PUBLIC
My commission expires: 8/16/2022

SARAH E. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
JEREMEY CADE CROWSON
SARAH RANDOLPH
4833 TORBAY DRIVE
NASHVILLE, TN, 37211

Send Tax Bills To:
~~Same as above~~ GMC WATERSTONE MTG CORP
N25 W23285 PAUL ROAD
PEWAUKEE, WI 53072

Map and Parcel Number(s): 147 08 0 094.00