39B

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168601 **DEEDWARR**
11/29/2018 02:55:34 PM 2 pgs
Fees: $13.00 Taxes: $2,488.25

20181129-0116564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $672,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 7-9-22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathryn V. Roantree	NEW OWNER	117 09 0C 014.00
(NAME)	(NAME)	
415 Charlesgate Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Brandon C. Knox and wife, Elizabeth C. Knox**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathryn V. Roantree, 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 Lot No. 14 on the Plan of Burlington of record in Plat Book 5200, Page 403 through 406, 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 Brandon C. Knox and wife, and Elizabeth C. Knox by Warranty Deed from Joan Griscom, a widow dated August 14, 2013 and recorded August 20, 2013 as Instrument No. 20130820-0087859, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 415 Charlesgate Ct, Nashville, TN 37215

File Number: GRN-188845SSO

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 29 day of NOV., 2018

Brandon C. Knox

Elizabeth C. Knox

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brandon C. Knox and wife, Elizabeth C. Knox, 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 November, 2018.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-188845SSO