Karen Y Johnson Davidson County
Batch# 176328 DEEDWARR
12/20/2018 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20181220-0123832

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2018.

Notary Public

My commission expires: 4-11-2020

ANGELA WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
TA Properties LLC	New Owner	159-02-0-070
5427 Granny White Pike	4301 Parkview Cir	
Brentwood, TN 37027	Nashville TN 37204	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brandon C. Knox and Elizabeth C. Knox, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TA Properties LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Subdivision of the Lands of Allen Cotton, not of record and described as follows:

Beginning at the North corner of the tract conveyed to LP. Elliott and wife, and Mrs. Martin Cotton Farley and husband, by deed of record in Book__ , Page__ , in the Register' s Office for said County; and running with Elliott's North line in a Westerly direction 200 feet to a point; thence in an Northerly direction 230 feet to a point; thence in an Easterly direction 200 feet to the Westerly margin of Granny White Pike; thence with the margin of said Pike, Southerly 201 feet to the point of beginning, and there is included in the foregoing description, but to be excluded therefrom a portion of said tract known as " Cotton Family Burying Ground" which said tract is the Southeast corner of the tract hereby conveyed, and measures 64 feet on the East and West line and 39 feet on the North and South lines.

A Final Judgment in the Chancery Court of Davidson County, Tennessee, under the style of Ruth Dobyns Elliott-vs-James L. Jackson, Docket No.: 81-190-1 of record in Book 9033, Page 190, said Register's Office, amends the Northerly boundary line of the aforesaid tract as follows:

Land in Davidson County, Tennessee in the City of Forest Hills and being a dividing line between the property conveyed to James L. Jackson by deeds of record in Book 4849, Page 549 and Book 4611, Page 747, RODC and the property conveyed to Richard M. Dobyns, deceased, and wife, Ruth Dobyns Elliott, by deed of record in Book 2804, Page 221, said Register's Office, with said dividing line being according to a survey by Wm. Robert Seigenthaler dated July 24, 1985, and described as follows:

Beginning at a concrete monument, being the Northwest corner of the Elliott property and being at a corner in the boundary line of Galaxy Estates, of record in Plat Book 4175, Page 77, RODC, and said monument is located 204.12 feet West of the West margin of Granny White Pike and 40.77 feet west of another existing concrete monument which is in the Eastern most corner of Lot 2 of Galaxy Estates;

Thence with the original line of said Galaxy Estates, South 80 degrees 50' East 40.77 feet to the above described original concrete monument at the Eastern most corner of Lot 2 of Galaxy Estates; thence continuing with the north boundary line of the Elliott property and the south line of the Hackson property, said line being established by a survey by Hart-Freeland-Roberts, dated August 27, 1970, South 80 degrees 05' East 163.35 feet to a concrete monument in the west right of way of Granny White Pike and being the end of the common line of Elliott and Jackson.

Being the same property conveyed to Gale B. Dougherty and wife, Mary R. Dougherty by Quitclaim deed from Ruth N. Dobyns, a widow of record in Book 9521, page 997, Register's Office for Davidson County, Tennessee, dated November 15, 1994

Being the same property conveyed to Gale B. Dougherty and wife, Mary R. Dougherty, Trustee U/A/D March 11, 1998 of the Dougherty Joint Revocable Living Trust Agreement. by Quitclaim deed from Gale B. Dougherty and wife, Mary R. Dougherty, Individually of record in Book 10929, page 743, Register's Office for Davidson County, Tennessee, dated March 11, 1998 and recorded on May 13, 1998.

Being the same property conveyed to Brandon C. Knox and Elizabeth C. Knox, husband and wife by Warranty deed from Gale B. Dougherty and wife, Mary R. Dougherty, Trustee U/A/D March 11, 1998 of the Dougherty Joint Living Trust Agreement of record in Instrument No. 20171004-0101887 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 4, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (____) property known as 5427 Granny White Pike, Brentwood, TN 37027.

remainder of page left blank

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 HANDS EFFECTIVE AS OF 19th day of December, 2018:

Brandon C. Knox

Elizabeth C. Knox

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Brandon C. Knox and Elizabeth C. Knox, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19th day of December, 2018.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 19th day of December, 2018.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE	)	**CORPORATE**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 19th day of December, 2018.

My Commission Expires:_____

_____
Notary Public

20181762R

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

