

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 361,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 2/8/2021

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Lin Knott	New Owner	117-07-0F-029.00-C
(NAME)	(NAME)	
3419 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

JOHN KELLEY LOVELACE AND KAREN LOVELACE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRITTANY LIN KNOTT,

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:

A Condominium Apartment, being Unit Number 29 of Brighton Court, Phase Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Mater Deed of record in Book 6912, Page 158, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John Kelley Lovelace and wife, Karen Lovelace by Deed dated December 30, 2008 from Federal National Mortgage Association aka Fannie Mae, a corporation organization under and existing pursuant to the laws of the United States, recorded January 5, 2009, in Instrument Number 200901050000535, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3419 Golf Club Lane, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 185002 **DEEDWARR**
01/17/2019 12:21:15 PM 2 pgs
Fees: $13.00 Taxes: $1,337.92



20190117-0005065

LT&E File #15285

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 my/our hand(s) this 16th day of January, 2019

John Kelley Lovelace

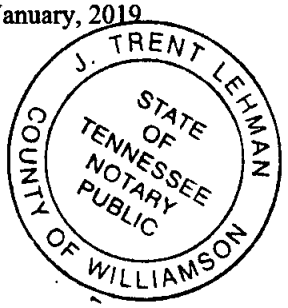
Karen Lovelace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of January, 2019, before me personally appeared John Kelley Lovelace and Karen Lovelace, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 16th day of January, 2019

Notary Signature
My commission expires: 11/14/21



LT&E File #15285