Karen Johnson Davidson County
Batch# 196313 DEEDWARR
02/19/2019 11:34:27 AM 2 pgs
Fees: $13.00 Taxes: $712.62
20190219-0014791

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-4411

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeremiah Holmes (NAME)	New Owner (NAME)	033-15-0-054
211 Cherokee Road (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mildred H. Knight**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremiah Holmes, 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:

A certain tract or parcel of land situated and located in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 115 on the Plat of Primrose Acres, Section 2 of record in Plat Book 2900, page 43-44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete dscription.

Being the same property conveyed to Claude O. Knight and wife, Mildred H. Knight by Deed dated April 6, 1960 from Valley Construction Company, a Tennessee Corporation, recorded April 7, 2060, in Book 3035, Page 199, in the Official Records of Davidson County, Tennessee.

The said Claude O. Knight, having since died May 19, 1990 leaving title solely vested in Mildred H. Knight as surviving tenant by the entirety.

Pursuant to the Letters of Conservatorship as filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 18P-857, said Letter appointed Therese Casler as Conservator and has been authorized and empowered to manage Mildred Knight, affairs.

Further Pursuant to the Order to Approve Purchase and Sale Agreement For The sale of The property, as filed in the Seventh Circuit Court for Davidson County, Tennessee, Conservator Therese Casler has been authorized and empowered to sign all closing documents neccessary to convey the property of 810 Campbell Road, Madison, Tennessee. 37115 to Jeremiah Holmes.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 43-44, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2965, page 520, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 810 East Campbell Road, Madison, TN 37115.

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. Whenever 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 15th day of February, 2019.

Mildred H. Knight by Therese Casler, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of February, 2019, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Therese Casler, Conservator for Mildred H. Knight, with whom I am personally acquainted, and who acknowledged that Therese Casler executed the within instrument for the purposes therein contained, and who further acknowledge that Therese Casler is the Conservator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of February, 2019.

Notary Signature
My commission expires: 6/22/21

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066