WARRANTY DEED

Karen Johnson Davidson County
Batch# 207076 DEEDWARR
03/18/2019 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $841.38
20190318-0024510

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,400.00

Mary Read Karn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2019.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Read Karn	NEW OWNER	086-14-0C-018.00
(NAME)	(NAME)	
3911 Dodson Chapel Road, Unit 18		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Dixie Brumley Knott, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Read Karn and Gregory Cliff Karn, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 18 in a Horizontal Property Regime as shown on the Condominium Site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857 and Amendment of record in Instrument No. 201705240051721, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Dixie Brumley Knott, unmarried (also known as Linda Knott) by Warranty Deed from David K. Newman and wife, Patricia A. Newman, dated 01/31/2008 recorded 02/01/2008, of record in Instrument No. 20080201-0010470, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions recorded in of record in Instrument No. 20011005-0108857, First Amendment of record in Instrument No. 20170524-0051721, Appointment of Successor Trustee of record in Instrument No. 20101112-0090843, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20010710-0073194, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed of record in Instrument No. 20031001-0144806, in the Register's Office for Davidson County, Tennessee; Charter of Woodhaven Condominium Association, Inc., of record in Instrument No. 20011005-0108856, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3911 Dodson Chapel Road, Unit 18, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 4th day of March, 2019.

Dixie Brumley Knott

Dixie Brumley Knott

State of Georgia
County of Pickens

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dixie Brumley Knott, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed this instrument for the purpose herein described, and as her free act and deed.

Witness my had and official seal this 4 day of March, 2019.

Judy Mayfield

Notary Public
My Commission Expires: March 14, 2020

OFFICIAL SEAL
JUDY MAYFIELD
Notary Public, Georgia
PICKENS COUNTY
My Commission Expires
MARCH 14, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

