Karen Johnson Davidson County
Batch# 226875 DEEDWARR
05/07/2019 03:35:10 PM 2 pgs
Fees: $13.00 Taxes: $782.55
20190507-0042830

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $211,500.00 Affiant Subscribed and sworn to before me, this the 6th day of May, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ramon Diaz	New Owner	083-02-0-186.00
2397 Jack Teasley Road		
Pleasant View, TN 37146		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CALEB R. KNOX, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMON DIAZ, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26 in Brownsville Addition of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 107 fronts 50 feet on the Southerly side of Douglas Avenue and runs back between parallel lines 156 feet to more or less an alley.

Being the same property conveyed to Joseph Keller Laitenberger and wife, Wanda C. Laitenberger by Deed from Walter A. Johnson and wife, Elise Johnson, dated April 16, 1945 and recorded April 16, 1945 in Book 1286, Page 413, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship by Toni Jo Laitenberger recorded on September 09, 2004, recorded in Instrument No 20040909-0109035, and Corrected Affidavit of Heirship recorded on October 22, 2004, in Instrument No. 20041022-0127122, states that Wanda C. Laitenberger died July 18, 1996 and Joseph Keller Laitenberger died June 25, 2004, leaving only heir of Toni Jo Laitenberger.

Affidavit of Heirship recorded on March 11, 2019, recorded in Instrument No. 20190311-0021900.

Being the same property conveyed to Caleb R. Knox, a married man by Warranty deed from Toni Jo Laitenberger, a single woman of record in Instrument No. 20190311-0021901 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 11, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1612 Douglas Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2019.

Caleb R. Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caleb R. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022