THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190419992

Karen Johnson Davidson County
Batch# 230646 **DEEDWARR**
05/16/2019 09:04:27 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20190516-0046100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $810,000.00.

Affiant

Subscribed and sworn to before me, this9th day of May, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Mclean and Julie Mclean 1256 West Hickory Springs Ct. Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-00-0-140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kaye K. Knox and Ronald F. Knox, Jr., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Mclean and Julie Mclean, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, Page 110, Register's Office for said County.

Said Lot No. 13 fronts 169.59 feet on the Northerly side of West Hickory Springs Court and extends back 298.87 feet on the Easterly line and 242.65 feet on the Westerly line to a dead line measuring 313.65 feet thereon.

Being the same property conveyed by Quitclaim Deed from Kaye K. Knox to Kaye K. Knox and husband, Ronald F. Knox, Jr. as tenants by the entirety, as recorded on the 2nd day of August, 2018 in Instrument No. 20180802-0076018; Quitclaim Deed from Ronald F. Knox, Jr. to Kaye K. Knox, as recorded on the 10th day of June, 2004 in Instrument No. 20040610-0069088; Quitclaim Deed from H & S Development Company, Karl E. Haury and American Equity Developers, Inc. to Ronald F. Knox and wife, Kaye K. Knox, as recorded on the 10th day of February, 1986 in Deed Book 6780, Page 491 and Warranty Deed from H & S Development Company to Ronald F. Knox and wife, Kaye K. Knox, as recorded on the 27th day of January, 1971 in Deed Book 4476, Page 392, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY BOULEVARD ESTATES, SECTION 2, as recorded in Plat Book 4175, Page(s) 110.

This is improved property located at 1256 West Hickory Springs Ct. Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2019.

Kaye K. Knox

Kaye K. Knox

Ronald F. Knox, Jr.

Ronald F. Knox, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaye K. Knox and Ronald F. Knox, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021