WARRANTY DEED

Karen Johnson Davidson County
Batch# 254159 DEEDWARR
07/09/2019 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,727.90
20190709-0066815

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/11/2020
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY My Commission Expires 08-11-2020

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190593TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caleb R. Knox and Danielle B. Knox, husband and wife	New Owners	
(NAME) 5312 Brentview Hills Court	(NAME)	160-04-0-130.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty-Seven Thousand And No/100 Dollars ($467,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELEANOR HARPER, A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB R. KNOX AND DANIELLE B. KNOX, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section 5, Brentview Hills of record in Plat Book 3842, Page 260, 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. 19 fronts 130 feet on the East side of Brentview Hills Court, and extends back 233.78 feet on the North line and 267 feet on the South and Southerly lines of the Lot, being a broken line, to a dead line in the rear on which it measures 50.39 feet.

Being the same property conveyed to Wesley L. Harper and wife, Eleanor Harper by Warranty deed from Brentview Development Company, a Partnership of record in Book 4323, page 939, Register's Office for Davidson County, Tennessee, dated April 08, 1969 and recorded on April 08, 1969. The said Wesley L. Harper having since died on November 28, 1973.

unimproved ☐
This is improved ☒ property, known as 5312 Brentview Hills Court, Nashville, TN 37220
(House No.) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Eleanor Harper, this 5th day of July, 2019

Eleanor Harper

Eleanor Harper

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5 day of July, 2019, before me personally appeared Eleanor Harper, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 5 day of July, 2019

Commission Expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Notary Public

True Copy Certification

I, Ashley Washington, do hereby make oath that I am a licensed 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.

Ashley Washington

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Ashley Washington, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

My commission Expires: 8/11/2020