Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1196

Karen Johnson Davidson County
Batch# 284442 DEEDWARR
09/11/2019 03:37:00 PM 2 pgs
Fees: $13.00 Taxes: $1,874.05

20190911-0092131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Knabe and Sara Johnson Knabe, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Kathrine Burba, single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Viewpoint Addition to West Nashville of record in Plat Book 547, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Knabe, an unmarried man and Sara Johnson, an unmarried woman, as tenants in common with the rights of survivorship by Warranty deed from Regal Homes, Co., a Tennessee Corporation of record in Instrument No. 20130514-0048316 Register's Office for Davidson County, Tennessee, dated May 09, 2013 and recorded on May 14, 2013. Scott Knabe and Sara Johnson nka Sara Johnson Knabe are now married.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4702 Kentucky Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4C-19-4102

WITNESS THE EXECUTION HEREOF this 6th day of September, 2019.

Scott Knabe

Sara Johnson Knabe

State of Tennessee)
County of Davidson)

On this 6th day of September, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott Knabe and Sara Johnson Knabe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 506,500.00.**

Affiant

Sworn and subscribed before me on this the 6th day of September, 2019.

Notary Public

My Commission Expires:

STEPHANIE BOOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

NEW OWNER:
Jennifer Kathrine Burba
4702 Kentucky Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
091-07-0-163.00