Karen Johnson Davidson County
Batch# 287425 DEEDWARR
09/18/2019 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,693.60
20190918-0094615

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60685
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse Knutson Dale Knutson 115 Lincoln Court Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13001006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$728,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Claiborne and Morgan S. Claiborne, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jesse Knutson and Dale Knutson** * as joint tenants, 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 Lots No. 15 and 16 of Block 2 on the Plan of The Courts of Belle Meade, of record in Book 547, page 141, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jeffrey Claiborne ad Morgan S. Claiborne, husband and wife, by Warranty Deed from Robert L. Zeglarski and wife, Megan J. Zeglarski, dated April 20, 2017 and recorded on April 25, 2017, of record in Inst. No. 20170425-0040364, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 141, said Register's Office.

This is improved property, known as 115 Lincoln Court, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 13 day of September, 2019

Jeffrey Claiborne

Morgan S. Claiborne

State of Georgia

County of Fayette

On this 13 day of September, 2019, before me the undersigned authority, personally appeared Jeffrey Claiborne and Morgan S. Claiborne, 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.

Latoycia Norris
Notary

My Commission Expires: 11-26-22

LATOYCIA NORRIS NOTARY PUBLIC FAYETTE COUNTY, GEORGIA

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $728,000.00.

Affiant

Sworn and subscribed before me this 13th day of September, 2019.

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY