THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822200** Karen Johnson Davidson County Batch# 291421 DEEDWARR 09/25/2019 03:50:30 PM 3 pgs Fees: $18.00 Taxes: $2,164.50 20190925-0097669	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Trevor J. Knowles and Kristen P. Knowles 4717 Benton Smith Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 14 0 066.00

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, **Mary Laurens M. Seely, n/k/a Mary Montgomery Minich, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trevor J. Knowles and Kristen P. Knowles, 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:

Lot 340, SEVEN HILLS, SECTION 8, as shown on plat of record in Plat Book 3300, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Laurens M. Seely, a single woman, by Warranty Deed from Alan B. Minchew and wife, Laura M. Minchew, of record in Instrument No. 20130514-0048264, in the Register's Office of Davidson County, Tennessee, dated May 13, 2013, and recorded on May 14, 2013. Kent Minich joins in this conveyance for the purpose of containing all right, Title and interest he may have in and to the above described property a Spouse of Mary Laurens M. Seely, n/k/a Mary Montgomery Minich.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEVEN HILLS, SECTION 8, as recorded in Plat Book 3300, Page(s) 14.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 609.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4275, Page 529.

This is improved property located at 4717 Benton Smith Road Nashville TN 37215

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 23rd day of September, 2019.

Mary Laurens M. Seely n/k/a Mary Montgomery Minich

Kent Minich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Laurens M. Seely, n/k.a Mary Montgomery Minich and Kent Minich, 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 23rd day of September, 2019.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

