Karen Johnson Davidson County
Batch# 294501 DEEDWARR
10/02/2019 08:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20191002-0100359

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

CRT File No. 190721891

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2019.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/1/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Corrine O'Neal 4960 Tulip Grove Lane Hermitage TN 37076	~~New Owner~~ Primary Residential Mtg 1480 North 2200 West Salt Lake City, UT 84116	Tax Parcel ID No. 086 04 0B 065.00

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, **Jean Roberts Knox, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Corrine O'Neal, an unmarried woman,** ("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. 20 on the Plan of Sunset Oaks, Section Three, of record in Book 9700, Page 198, Register's Office for Davidson County, to which Plan reference is made for a complete description

Being the same property conveyed to Jean Roberts Knox, unmarried, By Special Warranty Deed from Prudential Relocation, Inc., a Corporation, of Record in Instrument No. 20090713-0065035, in the Register's Office of Davidson County, Tennessee, dated March 05, 2009 and Recorded July 13, 2009.

Grantor warrants that she has never lived in the subject property as her marital residence and that the subject property is not subject to any marital rights therein.

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.

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 SECTION THREE, SUNSET OAKS, as recorded in Plat Book 9700, Page(s) 198.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET OAKS (Boundary Plat), as recorded in Plat Book 7900, Page(s) 488 and amended in Book 7900, Page 808.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9082, Page 567.

First Amendment to the By-Laws of The Sunset Oaks Homeowners Association, Inc. of record in Instrument No. 20160209-0012575.

Charter of The Sunset Oaks Property Owners Association of record in Instrument No. 19991207-0300671.

This is improved property located at 4960 Tulip Grove Lane Hermitage TN 37076

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 13th day of September, 2019.

Jean Roberts Knox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jean Roberts Knox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2019.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 9, 2023

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY