Karen Johnson Davidson County
Batch# 297980 DEEDWARR
10/09/2019 09:59:30 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20191009-0103457

WARRANTY DEED

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF OCTOBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/29/2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1350LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua R. Ramsey	Ally Bank	
2417 14th Avenue	7 World Trade Center, 250 Greenwich St.. Fl. 36	070 15 0 028.00
Nashville, TN 37208	New York, NY 10006	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACOB KNOTT, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA R. RAMSEY, A SINGLE PERSON

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:

Lot 25, Riverview Gardens, as shown on plat of record in Plat Book 3600, Page 46, 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 Jacob Knott, a single man, by Warranty Deed from James R. Sperance, III, a married man, of record in Instrument No. 20171219-0129101, in the Register's Office of Davidson County, Tennessee, dated December 18, 2017 and recorded on December 19, 2017.

Being the same property conveyed to James R. Sperance, III, a married man, by Warranty Deed from FS Real Estate Services, LLC, of record in Instrument No. 20140521-0043821, in the Register's Office of Davidson County, Tennessee, dated May 14, 2014 and recorded on May 21, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverview Gardens, as recorded in Plat Book 3600, Page(s) 46 and amended in Book 3854, Page 488.

4. Covenants, Conditions and Restrictions as set forth in Riverview Gardens Restrictive Covenants recorded in Book 3708, Page 89.

This is improved property known as 2417 14th Avenue, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 7th day of October, 2019.

Jacob Knott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JACOB KNOTT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of October, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)