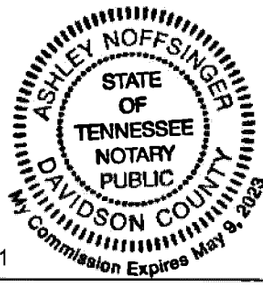
WARRANTY DEED



R-VRES-19-821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Russell A. Knapp and Linda L. Knapp	NEW OWNER	
(NAME)	(NAME)	**172-09-0A-148.00-CO**
821 Banbury Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT C. LEARNED AND EMILY LEARNED, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUSSELL A. KNAPP AND LINDA L. KNAPP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Final Plat of Section Four, Banbury Crossing, a Planned Unit Development, of record in Plat at Instrument No. 20000114-0004987, through 20000114-0004989, 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 Robert C. Learned and Emily Learned, husband and wife by Warranty deed from Scott Caron, a married man of record in Instrument No. 20160805-0081547 Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 05, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number (s) 20000114-0004987, 20000114-0004988 and 20000114-0004989, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10369, Page 48, amended in Book 10962, page 516, Book 11218, Page 180, Instrument Number(s) 20010523-0053234, 20030728-0105031, 20041006-0120756 and 20051020-0126681, Register's Office for Davidson County, Tennessee.
- Charter for Banbury Crossing HOA of record in Book 10591, Page 185 and Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20020610-0070239, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4148, Page 75, 196, 247, 254, 261, 264 and 292, Book 2438, page 460 and Book 4693, page 691, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 1174, Page 153, Book 2428, page 392 and Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.
- Sewer line easement of record in Book 10219, Page 518 and 524 and Book 10633, Page 330 and Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2930, Page 71 and Book 3673, Page 551, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 10633, Page 330, and Inst # 20000111-0004044, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **821 Banbury Way, Brentwood, Tennessee 37027**.

Karen Johnson Davidson County
Batch# 305228 DEEDWARR
10/23/2019 03:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,711.25
20191023-0108799

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF OCTOBER, 2019.

Robert C. Learned

Emily Learned

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. LEARNED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY LEARNED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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)