Name and Address of New Owner:
Emerson Farms LLC
5204 Tidwell Hollow Rd
Nashville TN 37218
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 308647 DEEDWARR
10/30/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20191030-0111644

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07800004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **George L. Knox, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emerson Farms LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A tract of land in the 13th Civil District of Davidson County, Tennessee described according to a survey made by Southern Land Surveying Co. In. December 2, 1967 as follows:

Beginning on the northwesterly margin of Tidwell Hollow Road at a point north 49 deg. 29' east 1,030 feet from the southeast corner of the property conveyed to James A. Lewis and wife, of record in book 4138, page 833, Register's Office of said county; thence north 40 deg. 31' west 1,425.49 feet, thence north 41 deg. 31' east 58.64 feet; thence north 43 deg. 46' east 207.95 feet; thence south 40 deg. 31' east 1,454.26 feet to the northwesterly margin of Tidwell Hollow Road; thence with the same south 49 deg. 29" west 265 feet to the beginning, containing 8.87 acres, more or less.

Being the same property conveyed to George L. Knox by Quitclaim Deed from Patricia L. Knox dated July 30th 2004 and recorded August 17th 2004 of record in Instrument No. 20040817-0099356 in the Official Records of Davidson County, Tennessee. Further being a part of the same property conveyed to George L. Knox and wife, Patricia L. Knox by Warranty Deed from Arnold L. Butler and wife, Bobbie L. Butler (aka Bobbie J. Butler) dated April 26th 1996 and recorded May 1st 1996 of record in Book 10035, Page 230 in the Official Records of Davidson County, Tennessee.

Tonia Knox, wife of George L. Knox, joins in the execution of this instrument for the purpose or relinquishing all or her rights, title and interest, marital or otherwise, in and to this subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2019.

_____(SEAL)
George L. Knox

_____(SEAL)
Tonia Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2019, before me personally appeared George L. Knox and Tonia Knox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2019.

_____
Notary Signature
My commission expires:
11/8/21

GREG G. LETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2019.

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-390

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212