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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190922949**<br><br>Karen Johnson Davidson County<br>Batch# 309802 **DEEDWARR**<br>11/01/2019 03:49:39 PM 2 pgs<br>Fees: $13.00 Taxes: $1,276.50<br>20191101-0112891<br><br>DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of October, 2019.<br><br>Notary Public<br>My Commission Expires: 2/6/20 |

## WARRANTY DEED

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| Address New Owner:<br>Aaron Propst and Sarah Propst<br>2511 Barclay Drive<br>Nashville TN 37206 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>083 12 0 061.00 |

**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, **Eric Knutson and Megan Marie Knutson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Propst and Sarah Propst, 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:

Being Lot No. 33, on the Plan of Eastland Acres, Section I, as record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Megan Marie Knutson and Eric Knutson, wife and husband, by Warranty Deed from William Ray Stewart and Jerry Wayne Stewart, of record in Instrument No. 20120529-0046376, in the Register's Office of Davidson County, Tennessee, dated May 25, 2012 and recorded May 29, 2012.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastland Acres, Section I, as recorded in Plat Book 2133, Page(s) 103.

Covenants, Conditions and Restrictions as set forth in Building Restrictions Eastland Acres Section I recorded in Book 2284, Page 612.

Easement for sanitary sewers and/or storm drainage, recorded in Book 4007, Page 155.

This is improved property located at 2511 Barclay Drive Nashville TN 37206

**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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: NVRES19-2511

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 30th day of October, 2019.

Eric Knutson

Megan Marie Knutson

STATE OF Virginia )
COUNTY OF Albemarle )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Knutson and Megan Marie Knutson, 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 29th day of October, 2019.

Notary Public #7020868

My Commission Expires: 04/30/2022

JUDITH C WOODS
NOTARY PUBLIC
MY COMMISSION NUMBER 7020868
COMMONWEALTH OF VIRGINIA