Karen Johnson Davidson County
Batch# 354029 DEEDWARR
02/05/2020 12:28:53 PM 2 pgs
Fees: $13.00 Taxes: $948.12
20200205-0013475

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Amanda Willis Knudsen
Zack Douglas Knudsen
617 Granwood Boulevard
Old Hickory, TN 37138

SEND TAX BILL TO:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

MAP/PARCEL 063-16-0B-104.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shelby Nicole Craddock n/k/a Shelby Nicole Brown and Cody Lee Brown, a married couple, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Amanda Willis Knudsen and Zachary Douglas Knudsen, Wife and Husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Devolvement, of record in Plat Book 6900, pages 550-552 and Certificate of Correction of record in Book 7462, page 445 and Book 8110, Page 401, and by Amendment to Change Name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shelby Nicole Craddock and Cody Lee Brown, a married couple by Warranty deed from Matthew H. Starling and wife, Anita K. Starling of record in Instrument No. 20171219-0128952 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

This is improved property known as: **617 Granwood Boulevard, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSR-20-617

whomsoever.

Possession to be given 3rd day of February, 2020.

WITNESS MY HAND on this the 16th day of January, 2020

Shelby Nicole Brown

Shelby Nicole Brown

WITNESS MY HAND on this the ____ day of February, 2020

Cody Lee Brown

Cody Lee Brown

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Shelby Nicole Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of January, 2020.

CHRISTY M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cody Lee Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of February, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $256,250.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of February, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No. 200018