Karen Johnson Davidson County
Batch# 369057 DEEDWARR
03/09/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20200309-0025790

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $331,000.00.

Rick Watkins
Affiant

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 5th **day of March, 2020.**

Notary Public
My commission expires:

02-2001-50809

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Bryan William Fleming	NEW OWNER	156-01-0-D-015.00 CO
10 Brook Glen Cove Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kurt Jason Knapp and Melissa A. Knapp, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bryan William Fleming,** an unmarried man hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Brook Glen, of record in Book 7900, Page 858, as amended in Book 9700, Page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kurt Jason Knapp and wife, Melissa A. Knapp by deed from Robert C. Smith, unmarried, dated February 6, 2004, recorded February 12, 2004, of record in Instrument No. 20040212-0016799, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **10 Brook Glen Cove, Nashville, TN 37221.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

WITNESS my hand this 5th day of March, 2020.

3/5/20
Kurt Jason Knapp

Melissa KNAPP
Melissa A. Knapp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kurt Jason Knapp and Melissa A. Knapp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of March, 2020.

ANAMARIA WILLINGHAM NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/23
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: _____

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

