WARRANTY DEED

Karen Johnson Davidson County
Batch# 381200 **DEEDWARR**
04/02/2020 12:45:35 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20200402-0035562

G-BC-20-02300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Seth A. Knaffl and Elena Leigh Knaffl	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	
2300 Whipple Place	**4201 Marsh Lane**	**095-07-0-069.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Carrollton, TX 75007**	
(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, **RITA C. HAMILTON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SETH A. KNAFFL AND ELENA LEIGH KNAFFL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 209 on the Plan of Plan of Merry Oaks of record in Plat Book 1835, Page (s) 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North Margin of Whipple Place, the common corner of Lot Noss. 208 and 109: Thence with the line between said Lots Northwardly 249.9 feet to a point in the South Line of Lot No. 195: Thence with the line between Lot Nos. 209 and 195, Westwardly 59.3 feet to a Concrete Monument in the Easterly Margin of Woodberry Drive: Thence with the margin of said Drive Southardly, passing a Concrete Monument as 156.2 feet, a total distance of 227.9 feet to the Beginning of a curve: Thence along said curve, Southeastwardly 40 feet to a concrete monument in the North Margin of Whipple Place; Thence with the Margin of the same Eastwardly 70.4 feet to the Beginning.

Being the same property conveyed to Robert Hall Hamilton and wife, Rita C. Hamilton, as Tenants in Common, my One-Half(1/2) interest as the surviving Daughter of Robert Hall Hamilton and wife, Catherine A. Hamilton, a/k/a Catherine Adelaide McClymont Hamilton by Quitclaim Deed from Judith Ann Hamilton Spalding, Individually, and as the Executrix of the Estate of Catherine McClymont Hamilton of record in Book 10911, page 485, Register's Office for Davidson County, Tennessee, dated May 01, 1998 and recorded on May 01, 1998. The said Robert Hall Hamilton has since died.

The said Robert Hall Hamilton died testate on December 11, 2019 devising said property to Rita C. Hamilton by his Last Will and Testament recorded simultaneous with Affidavits of Heirship on March 24, 2020 of record in Instrument Numbers 20200324-0031961 and 20200324-0031962, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page (s) 67 and 68, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4386, Page 624, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 416, Page 145, Book 1846, Page 109, Book 1855, Page 377, Book 1876, Page 264 and Book 3827, Page 808, 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: **2300 Whipple Place, Nashville, Tennessee 37214**.

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 27th DAY OF MARCH, 2020.

Rita C. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RITA C. HAMILTON, 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 27th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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