Karen Johnson Davidson County
Batch# 387080 DEEDWARR
04/17/2020 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20200417-0040180

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**

Affiant

Subscribed and sworn to before me, this **15th** day of **April, 2020.**

Notary Public
My commission Expires: _____

CHRISTINE C. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-17-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alton R. Knight **Jill A. Knight**	**Primary Residential Mortgage, Inc.**	**02609004400**
444 Moss Trail	**1480 North 2200 West**	
Goodlettsville, TN 37072	**Salt Lake City, UT 84116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ugly Dog, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alton R. Knight and Jill A. Knight, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 36 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION NUMBER TWO OF RECORD IN BOOK 1424, PAGES 120 AND 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO UGLY DOG LLC FROM EDITH GWEN MEADER, UNMARRIED BY WARRANTY DEED DATED JANUARY 10, 2018, OF RECORDED IN INSTRUMENT NO. 20180116-0004029, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HE2020-0038

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **444 Moss Trail, Goodlettsville, TN 37072**.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this **14th** day of **April, 2020**.

Ugly Dog, LLC

BY:_____
Bo Payne McCoy, Authoirzed Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority in and for the state and county above, personally appeared, on this **15th** day of **April, 2020**, within my jurisdiction, the within named **Bo Payne McCoy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Authorized** of **Ugly Dog, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and as its act and deed in its said representative capacity she executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company to do so.

Witness my hand, at office, this **14th** day of **April, 2020**.

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

HE2020-0038

True Copy Certification

I, Christine Hutchinson, 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 Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

