(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 388045 DEEDWARR
04/20/2020 11:05:29 AM 2 pgs
Fees: $13.00 Taxes: $2,802.38

20200420-0041033

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $757,400.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2020.

Notary Public

My commission expires: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alice Karen Humphrey and Richard H. Humphrey, III	SIRVA Mortgage	**104-13-0-111.00**
3803 Rolland Road	6200 Oak Tree Blvd. Suite 300	
Nashville, TN 37205	Independence, OH 44131	

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

Lucia C. McKnight and Joseph B. McKnight, wife and husband

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

Alice Karen Humphrey and Richard Henry Humphrey, III, wife and husband

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 the easterly 35 feet of Lot No. 6 and the westerly 33 feet of Lot No. 7, on the plan of Abraham's Subdivision of Lot No. 22, Block "L", Whitland Realty Co.'s Subdivision, as of record in Plat Book 547, Page 87, said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of said lots adjoin and front together 68 feet on the southerly margin of Rolland Road, and runs back between lines, measuring 216 feet, more or less, on the easterly line and 218 feet, more or less, on the westerly line to a dead line in the rear, measuring 68 feet thereon.

BEING all of the same property conveyed to Lucia C. McKnight and Joseph B. McKnight, wife and husband by Deed dated August 3, 2015, from William O. Perry and Julia C. Perry, husband and wife, as joint tenants with right of survivorship of record in Instrument No. 20150805-0077746, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 547, Page 87, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on the plan of record in Plat Book 421, Page 189, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 3803 Rolland Road, Nashville, TN 37205

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 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 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 17th day of April, 2020.

Lucia C. McKnight

Joseph B. McKnight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lucia C. McKnight and Joseph B. McKnight,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **17th** day of **April, 2020.**

Notary Public

My Commission Expires: 11/6/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON