WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

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

R-VRES-20-2007A

(AFF) Karen Johnson Davidson County
Batch# 499426 **DEEDWARR**
10/20/2020 03:15:25 PM 2 pgs
Fees: $13.00 Taxes: $1,431.90

20201020-0122275

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)
Matthew Knott	**Mutual of Omaha Mortgage, Inc**	
(NAME)	(NAME)	
2007 A Overby Road	**100 W 22nd ST Suite 101**	**071-08-0C-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Lombard, IL 60148**	
(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, **JONATHAN A. STAPLES, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW KNOTT, AN UNMARRIED MAN,** 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 Unit 2007A, Home at 2007 Overby Road, a Horizontal Property Regime With Private Elements, as Established by Declaration of Covenants, Conditions and Restrictions, as Shown on Plat of Record in Instrument No. 20170104-0000894; First Amendment Recorded as Instrument 20170106-0001887 and the Second Amendment Recorded as Instrument No. 20170210-0014051 in the Register's Office, Davidson County, Tennessee, to Which Plat Reference is Hereby Made for a More Particular Description of Said Property.

Being the same property conveyed to Jonathan A. Staples, a single man by Warranty deed from Regal Homes, Co., a Tennessee corporation of record in Instrument No. 20171108-0115164 Register's Office for Davidson County, Tennessee, dated November 02, 2017 and recorded on November 08, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page(s) 91 and 92, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 201700104-0000894, as amended in Instrument No. 20170106-001887 and Instrument No. 20170210-0014051, 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: **2007 A Overby Road, Nashville, Tennessee 37207**.

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 16th DAY OF OCTOBER, 2020.

Jonathan A. Staples by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN A. STAPLES, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN A. STAPLES.

Witness my hand and official seal, this the 16th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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