Karen Johnson Davidson County
Batch# 783338 **DEEDWARR**
01/03/2022 02:32:03 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220103-0000652

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2021

Notaiy Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Matthew Knight **Elizabeth ReedKnight**	**F&M Bank**	161-14-0B-100-00
(NAME) 9111 Concord Hunt Circle	(NAME) 50 Franklin St.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE ,

LINDA W. BELLAMY, UNMARRIED,

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

PHILLIP MATTHEW KNIGHT AND ELIZABETH REED 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No.100 of Highland Villa Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7278, page 312, as amended in Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, Book 10871, page 232, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Linda W. Bellamy, married, by Warranty Deed from Patricia Webster, unmarried, dated March 14, 2018 and recorded on March 19, 2018, of record in Inst. No. 20180319-0025475, Register's Office for Davidson County, Tennessee, and to Linda W. Bellamy, unmarried, by Warranty Deed, dated August 25, 2020, recorded November 13, 2020, of record in Inst. No. 20201113-0134450, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: **(1)** Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 100 Highland Villa Drive, Nashville, TN 37211

LT&E File #18682

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 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 29th day of December, 2021

Linda W. Bellamy

Linda W. Bellamy

Florida

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Pinellas

23rd

On this 29th day of December, 2021, before me personally appeared Linda W. Bellamy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2021.

Notary Signature
My commission expires: 6.4.2025

Notary Public State of Florida
James M Spears
My Commission HH 138329
Expires 06/04/2025

LT&E File #18682