Box 36

THIS INSTRUMENT WAS PREPARED BY
Doc
Orta
Third Floor, Nash
200 Fourth Ave. North
Nashville, TN 37219-2196

WARRANTY DEED

VOL 0731 PAGE 124

MAP, PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
32-32-2	Mr/Mrs George D. Knight	Mr/Mrs George D. Knight P. O. Box 313 Goodlettsville, TN 37072
FIELD BOOK NUMBER (S) Dist 17	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

3 2 8 8 2 2

IDENTIFICATION REFERENCE

Mar 23 2 53 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 7550 PAGE 702

JAMES C. McCANLESS and wife, BARBARA JEAN McCANLESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE D. KNIGHT and wife, AMANDA KNIGHT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, and Williamson State of Tennessee, described as follows:

Being a tract partially within the Seventeenth Civil District of Williamson County, Tennessee and partially within Davidson County, Tennessee, and bound in general by Unknown on the north, Kidd Road on the south and McCanless on the east and west and being shown as Tract #1 on a survey made by C. K. McLemore, dated December 28, 1987, and described according to said survey as follows:

COMMENCING at a point in the center of Kidd Road opposite an iron post, the southeast corner of Wheeler as recorded in Book 406, page 416, Register's Office for Williamson County; Tennessee; thence with said center line, south 89 degrees 23 minutes east 184.1 feet and south 82 degrees 25 minutes east 719.5 feet to the point of beginning; thence a new line, north 4 degrees 34 minutes east 1498.2 feet to an iron pin in a fence line, thence with said fence line, south 81 degrees 55 minutes east 150.0 feet to an iron pin, thence a new line, south 4 degrees 48 minutes west 1496.6 feet to the center of Kidd Road; thence with said center line, north 82 degrees 25 minutes west 143.9 feet to the point of beginning,containing 5.04 acres, more or less.

Being part of the property conveyed to James C. McCanless by deed from Ethel M. Grigsby, Clerk and Master of the Chancery Court at Franklin, as of record in Book 222, page 139, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1988 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of May, 1988

James C. McCanless

Barbara Jean McCanless

BOOK 7550 PAGE 703

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

James C. McCanless and wife, Barbara Jean McCanless

_____ the bargainor(s), 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 National BANK of Commerce, Franklin, TN, this the 17th day of May, 19 88.

My commission expires: My Commission Expires NOV. 12, 1990

Kim Johnson
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 35,000.00

George D. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May 19 88 MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM
JAMES C. MCCANLESS AND WIFE

TO
GEORGE D. KNIGHT

Note Book 44 Page 29
Record Book 731 Page 124
State Tax 98.00 Fee .50 Rec. 8.00
Rec. No. 37910 Total Pd. 106.50

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.

1988 MAY 19 AM 7:53

FILMED ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

MAY 19 1988

RETURNED

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

6818 05/23 010 RECEIPT 6.00