WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Paul Kees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2000.

Elizabeth E Ingles
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Kees	First Trust Bank For Savings	86-8-110
(NAME)	(NAME)	
1941 Welsenboro Circle	PO Box 17257	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Memphis, TN 38187-0257	
(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, James L. Knott and wife Jane E. Knott, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul D. Kees and wife Marilyn S. Kees, 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. 346 on the Plan of Camden Woods Phase One of record in Plat Book 9600, Page 697-698, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James L. Knott and wife Jane E. Knott, by deed of record in Book 10030, Page 529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James L. Knott and wife Jane E. Knott by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record ~~in Instrument No. _____~~.
recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 1941 Welsenboro Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 01/11/01 14:29 2pgs
Fees:11.00 Taxes:490.25
20010111-0003651

Witness my/our hand(s) this 18th day of December, 2000.

James L. Knott by Terry DeSelms Attorney in fact

Jane E. Knott by Terry DeSelms att. in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18 day of December, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of James L. Knott and wife Jane E. Knott and who acknowledged that he executed the same as the free act and deed of the said James L. Knott and wife Jane E. Knott, through Power of Attorney granted him by the said James L. Knott and wife Jane E. Knott

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

