WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 2/15/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendy J. Knight	Owner	P/O 072-13-0-128.00
(NAME)	(NAME)	
2412 Inga Street		P/O 072-13-0-127.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Ralph K. Barrett and Nancy M. Barrett, Trustees of The Barrett Family Revocable Living Trust and Betty Jean Pennington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy J. Knight and husband, Christopher Knight**, 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:

TWO LOTS IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEING Lot No. 49 and the northerly half of Lot No. 48 on the Map of Springdale Subdivision as of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee. Said Lot No. 49 and the northerly half of Lot No. 48 front together 75 feet on the easterly side of Inga Avenue and run back on the northerly line 222 feet to the center of a drain shown on said map, and run back on the southerly line 232 feet and measures 75 feet on the rear line.

BEING Lot No. 47 and the southerly half of Lot No. 48 on the Map of Springdale Subdivision, as of record in Book 974, Page 18, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS LOT NO. 47, which is described in a conveyance by deed of record in Instrument No. 20030214-0020186.

BEING part of the same property conveyed to Nancy M. Barrett and Betty Jean Pennington by deed from Dorothy Ann McNabb, unmarried of record in Book 7865, Page 83, said Register's Office. Nancy M. Barrett and husband, Ralph K. Barrett having conveyed their interest unto Ralph K. Barrett and Nancy M. Barrett, Trustees of The Barrett Family Revocable Living Trust by Quitclaim Deed of record in Instrument Number 199912100301937, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/21/03 09:31 2pgs
Fees:13.00 Taxes:273.43

20030321-0037542

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

unimproved ☐

This is improved ☒ property, known as 2412 Inga Street, (Lots 48 & 49) Nashville, TN 37206

(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.

Witness our hands this 12th day of March, 2003.

Betty Jean Pennington
Betty Jean Pennington

Ralph K. Barrett
Ralph K. Barrett

Nancy M. Barrett
Nancy M. Barrett

STATE OF TENNESSEE

COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Jean Pennington, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sevierville, Tennessee this 12th day of March, 2003.

Commission expires: 08/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF Sevier

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ralph Barrett and Nancy Barrett, with whom I am personally acquainted and who upon their oath acknowledged themselves to be the designated Trustees for The Barrett Family Revocable Living Trust, the within named bargainor, and that they as such Trustees, being authorized so to de, executed the foregoing instrument for the purposes therein contained by signing the name of The Barrett Family Revocable Living Trust by themselves as Trustees.

Witness my hand and official seal at Sevierville, Tennessee this 12th day of March, 2003

Notary Public

Commission Expires: 08/26/03