WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/03 10:33 2pgs
Fees:13.00 Taxes:318.39

20030416-0050676

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,050.00

Carlos D. Knott Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

My Commission Expires Jan. 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos D. Knott Sr.	Transland Financial Service, Inc.	81-10-390.00
(NAME) 2300 Osage Avenue	(NAME) 640 Spence Lane	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville Tennessee 37217	
(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, Duck River Homes, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos D. Knott Sr. and Julie M. Bradley , 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:

Being all of Lot No. 3 on the Plan of Tyler's Three Lot Subdivision, Osage Street & 23rd Avenue North, of record in Plat Book 8250, Page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Duck River Homes, LLC by Quitclaim deed from Coda Development of record in Instrument No. 20030121-0007997, Register's Office for said County. Further conveyed to Coda Development, LLC by warranty Deed from Robert J. Finney and wife, Marleen Finney and Harold D. Plemons and wife, Carol S. Plemons, of record in Instrument No. 20021115-0141665, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 2300 Osage Avenue, Nashville, TN 37208

(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 14th day of April, 2003.

Duck River Homes, LLC

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lynn S. Ellsworth with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Duck River Homes, LLC the within named bargainer, a corporation, and that, he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chief Manager.

Witness my hand and official seal this the 14th day of April, 2003.

My Commission Expires: _____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2304223
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027