Davidson County DEEDWARR
Recvd: 09/19/03 11:22 2pgs
Fees:13.00 Taxes:221.08

20030919-0138971

WARRANTY DEED

B-TRA-03-2788

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,750.00

Affiant

Subscribed and sworn to before me this 12th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Schaefer	New Owner	
2788 Old Matthews Road	(NAME)	59-16-207
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSE MCKNIGHT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN SCHAEFER, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 172 on the plan of Trinity Hills Village, Section 2, First Addition, of record in Plat Book 4460, Page 45, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jesse McKnight and wife, Zorella McKnight by Deed dated April 11, 1977 and filed for record on April 13, 1977 in Book 5135, Page 725, Register's Office for Davidson County, Tennessee. Zorella McKnight having since been deceased.

This conveyance is subject to Restrictions of record in Book 4551, Page 440, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 2788 Old Matthews Road, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of September, 2003.

Jesse McKnight

STATE OF Tennessee

COUNTY OF Davidson

I, LAURA SHOUN, a Notary Public of the County and State first above written, do hereby certify that Jesse McKnight personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of September, 2003.

Notary Public

My Commission Expires: 5/30/21

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903