File #200410266

Davidson County DEEDWARR
Recvd: 09/28/04 14:51 2pgs
Fees:13.00 Taxes:577.20

20040928-0116784

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00.

Michael W. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Bernhagen and wife, Christie S. Bernhagen	COUNTRYWIDE HOME LOANS	Map: 150-10-228
(NAME) 613 Pekoe Circle	(NAME) 3011 ARMORY DR., STE 120	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **MICHAEL W. KNIGHT AND ROBERT A. MOORE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROBERT BERNHAGEN AND WIFE, CHRISTIE S. BERNHAGEN**, 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 all of Lot No. 71, on the Plan of Section 3, Jamestown Estates, as shown by plat appearing of record in Plat Book 6900, Page 866, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Wayne Knight by Cash Deed of record in Book 9692, Page 389 and being further conveyed to Michael W. Knight and Robert A. Moore, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed dated June 26, 1995 of record in Book 9713, Page 116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 7476, Page 643, as restated in Book 7502, Page 11, Book 7861, Page 420, as amended in Book 8149, Page 337; Deed of Conveyance of record in Book 7797, Page 433, Book 7797, Page 525, Book 8169, Page 606 and in Book 8169, Page 625; Easement of record in Book 5936, Page 511; all matters shown on plat of record in Plat Book 6900, Page 866; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 613 Pekoe Circle, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 20th day of September, 2004.

Michael W. Knight

Robert A. Moore

Robert A. Moore

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Michael W. Knight and Robert A. Moore, as joint tenants with rights of survivorship and not as tenants in common who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of September, 2004.

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067