Davidson County DEEDWARR
Recvd: 08/07/06 08:37 2 pgs
Fees:13.00 Taxes:491.73

20060807-0095968

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $132,900.00. Samuel Reyes Baez Affiant Subscribed and sworn to before me, this 28th day of July, 2006. Notary Public My Commission Expires: 10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Samuel Reyes Baez 3204 Anderson Road Antioch, TN 37013	Same	150-06-0-215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. B. KNIGHT, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAMUEL REYES BAEZ**, hereinafter called the Grantee her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Charlestown, as of record in Plat Book 6200, page 220, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to J. B. Knight and wife, Sarah C. Knight, by deed from Ben C. Rader and wife, Mattie K. Rader, of record in Book 2439, page 389, Register's Office for Davidson County, Tennessee; the said Sarah C. Knight having predeceased J. B. Knight and J. B. Knight having since died and his will being of record in Book 7098, page 895, Register's Office for Davidson County, Tennessee, devised subject property to J. B. Knight, Jr.

Subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6200, page 220, and Book 7900, page 518, Register's Office for Davidson County, Tennessee.

3. Agreements for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 5300, page 903, Book 6186, page 235, and Book 7170, page 775, Register's Office for Davidson County, Tennessee.

This is improved property known as 3204 Anderson Road, Antioch, Tennessee 37013.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of July, 2006.

J. B. Knight, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. B. KNIGHT, JR.** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007