RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/07 15:37 4 pgs
Fees:23.00 Taxes:806.60
20070226-0023884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/16/09

(AFFIX SEAL)

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason W. Standifer and Michelle A. Fox	Navy Federal Credit Union	
(NAME)	(NAME)	
7747 Old Charlotte Pike	Highway 70 West #426	Map 114
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Havelock, NC 28532	Parcel 293
(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, **ANDREA J. KNIGHT and husband,DONALD E. KNIGHT, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JASON W. STANDIFER AND MICHELLE A. FOX**, 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 2 tracts of land in Davidson County, Tennessee, described in **EXHIBIT "A"** attached hereto and by reference made a part hereof.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7477 Old Charlotte Pike, Nashville, TN 37209

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 23rd day of February, 2007.

Andrea J. Knight

Donald E. Knight, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea J. Knight and Donald E. Knight, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 23rd day of February, 2007.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

EXHIBIT A

Legal Description

Being 2 tracts of land in Davidson County, Tennessee, described as follows:

Tract One:

Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the subdivision of the lands of William Gower, deceased, of record in Minute Book H, page 487, Office of the County Clerk of Davidson County, Tennessee, described according to a copy of a survey thereof made by Barge, Waggoner, Sumner & Cannon on October 13, 1981, as follows:

Beginning at a P.K. Spike in the center of Old Charlotte Pike 330 feet plus or minus in a northeasterly direction from the intersection of Old Charlotte Pike and Gower Road; thence northeasterly with the center line of Old Charlotte Pike and a curve to the right having a radius 700 feet, 176.48 feet to a P.K. Spike; southerly 12 deg. 30 min. east 200.00 feet to an existing 8 inch post; northerly 80 deg. 00 min. east 262.00 feet to an existing 8 inch post; southerly 78 deg. 20 min. east 419.00 feet to an existing 10 inch post; southerly 2 deg. 13 min. west 316.00 feet to an iron pin; northerly 87 deg. 47 min. west 261.65 feet to an iron pin; northerly 58 deg. 21 min. 44 seconds west 600.10 feet to an iron pin; northerly 30 deg. 01 sec. west 164.60 feet to the point of beginning and containing 5.101 acres more or less.

Being the same property conveyed to Andrea J. Knight and husband, Donald E. Knight, Jr. from David Barry Hoover and wife, R. Suzanne Edens by Warranty Deed dated June 20, 2000, of record as Instrument No. 20000621-0061999, Register's Office for Davidson County, Tennessee.

Tract Two:

Land in the 23rd Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows;

To find the beginning start at the intersection of the center line of Gower Road, extended, and the South margin of Old Charlotte Pike; thence with said south margin, easterly 280 feet more or less to an iron pin, said iron pin being the northwest corner to a 5 acre parcel belonging to David Barry Hoover as evidenced in Deed Book 5824, page 973, (R.O.D.C.) and said iron pin being the beginning; thence,

1) Leaving Old Charlotte Pike and along the west line of said 5 acre parcel, S 30-01-00 E a distance of 139.50 feet to an iron pin; thence

2) Continuing along said 5 acre tract, S 58-21-44 E a distance of 600.10 feet to an iron pin, said iron pin being the Southwest corner of the 5 acre tract; thence

3) Along a new line, severing the Blanche Stinson property, N 71-32-40 W a distance of 550.52 feet to an iron pin; thence

4) Along another new line, continuing to sever the Stinson Property, N 39-39-58 W a distance of 245.01 feet to an iron
pin on the South margin of Old Charlotte Pike, and said iron pin being the Northwest corner of the herein described tract; thence

5) With said margin of Old Charlotte Pike, N 53-20-06 E a distance of 108.00 feet, to an iron pin at the beginning of a curve to the right, thence

6) Continuing with said margin and with said curve to the right, (said curve having a radius of 675.00 feet and a delta angle of 01 degrees 10 minutes and 59 seconds), a curve length of 13.94

feet to an iron pin, said iron pin being the northeast corner of the herein described tract, and also being the point of the beginning, and containing 1.336 acres more or less.

Together with a private sanitary sewer service easement to serve the owners of said tract, their heirs and assigns, said easement being 20 feet in width and to be used to install and maintain a sewer service line to said tract. Additionally said easement to be revocable upon installation of a public sewer line and a new sewer service line at some future time, said expense to be paid in full by the property owner of the property upon which said easement is located unless other arrangements be agreed to by those served by said easement and all subject to approval by the appropriate utility district and the center line of said easement being more particularly described as follows;

To find the beginning start at the intersection of the center line of Gower Road, extended and the South margin of Old Charlotte Pike, thence with said South margin, easterly 122 feet more or less to an iron pin, said iron pin being the northwest corner to the herein served 1.336 acre parcel; thence leaving Old Charlotte Pike and along the west line of said 1.336 acres parcel S. 39-39-58 E., a distance of 101.77 feet to a point said point being at the intersection of said centerline with the westerly property line of the 1.336 acre tract, and said point being the beginning; thence

1) Leaving the 1.336 acre tract and with the center line of herein described 20 foot wide sanitary sewer service easement, due West a distance of 217.68 feet to an existing manhole near a creek, said service line to be tied in at the existing manhole.

Being the same property conveyed to Andrea J. Knight and husband, Donald E. Knight, Jr. from David Barry Hoover and wife, R. Suzanne Edens by Warranty Deed dated June 20, 2000, of record as Instrument No. 20000621-0061999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason W. Standifer and Michelle A. Fox by deed recorded simultaneously herewith, of record in _____, Register's Office for Davidson County, Tennessee.