Davidson County DEEDWARR
Recvd: 10/16/07 09:56 2 pgs
Fees:13.00 Taxes:417.73

20071016-0122452

File No. 270900797

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,900.00**

Angie McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2007.

April G. Nichols
Notary Public

MY COMMISSION EXPIRES: 6-12-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Daniel L. Wischhof, Attorney
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Knight	Abstract Mortgage Services, Inc.	Map: 33-16 Parcel: 253
(NAME) **511 Macfie Court**	(NAME) 1005 8th Avenue South	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Barbara Tait, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Knight

HEREINAFTER CALLED THE GRANTEE(S), HIS 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, State of Tennessee, described as follows; to-wit:

Being Lot No. 179-B on the Plan of Zone Lot Division of All Lots of Phase 1, Cedar Bluff Subdivision, of record in Plat Book 5200, Page 610, as amended in Plat Book 6250, Pages 836 & 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara Tait, Unmarried by Warranty Deed dated December 7, 1994, from Charles E. Lambert and wife, Joyce B. Lambert and Lesli C. Hudgens now known as Lesli C. Lassiter and husband, Robert K. Lassiter, Jr., of record in Book 9543, Page 635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **511 Macfie Court, Madison, TN 37115**
(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), His 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), His 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 hand this 10th day of October, 2007.

Barbara Tait

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 Barbara Tait, Unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of October, 2007.

Commission expires: August 23, 2011

Daniel L. Wischhof Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: 270900797

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072