Davidson County DEEDWARR
Recvd: 05/29/08 11:11 2 pgs
Fees:13.00 Taxes:603.10
20080529-0054619

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
**2008050025**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$163,000.00**

Sworn to and subscribed before me this 19th day of May, 2008.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/19/09

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| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Kevin R. Knight<br>105 Tudor Court<br>Goodlettsville, TN 37072 | New owner<br>105 Tudor Court<br>Goodlettsville, TN 37072 | 26-7-183.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John M. Bland, a widower**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin R. Knight and wife, Hollie M. Knight**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Lot No. 295**, WINDSOR GREEN Subdivision, PHASE II, SECTION III, as shown on plat of record in Plat Book 6900, Page 845, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed.

Being the same property conveyed to John M. Bland and wife, Loretta B. Bland by Warranty Deed from Daniel T. Truman and wife, Wendee Truman, recorded on the 30th day of March, 1995 in Book 9631, Page 350, in the Register's Office of Davidson County, Tennessee. The said Loretta B. Bland having since died on August 19, 2006.

This conveyance is made subject to: All matters shown on plan of record in Plat Book 6900, Page 845, in the Register's Office, Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **105 Tudor Court, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, at office, this19th day of May, 2008.

John M. Bland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **John M. Bland**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY