WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/08 15:50 2 pgs
Fees:13.00 Taxes:443.63
20080915-0094396

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$119,900.00.**

Heather Guthrie
Affiant

Subscribed and sworn to before me this 11th day of September, 2008.

Sheila K Reburn
Notary Public
My Commission expires: 5-25-09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rickey C. Knight	Regions Mortgage	150-11-0-084.00
3321 New Towne Road	2050 Pkwy Office Circle	
Antioch, TN 37013	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David E. Bove, and wife Kim Bove,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rickey C. Knight, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 153 on the plan of Towne Village of the Country, Section II, of record in Book 5200, pages 176-177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David E. Bove, an unmarried person, by deed from Byron H. Knight and wife, Ethel G. Knight, on March 13, 1998, of record in Book 10871, page 575, as corrected by Scrivener's Affidavit of record in Instrument Number 20080903-0089970, Register's Office for Davidson County, Tennessee. And further conveyed as part of terms of marital dissolution to David E. Bove by Quitclaim Deed from Jennifer L. Bove of record in Instrument Number 20080915.0094395, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 176-177, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5456, page511, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3321 New Towne Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 11, 2008.

David Bove

Kim Bove
Kim Bove

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David E. Bove and wife, Kim Bove** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 11, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY