RETURN TO:
Advantage Title & Escrow
3354 PERIMETER HILL DR
SUITE 142
NASHVILLE, TN 37211
615-777-2011
14549

WARRANTY DEED

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $169,900.00

Mindy Belchner
Affiant

Subscribed and Sworn to me, this 12th day of September, 2008.

LaTrece McAdoo
Notary Public

My commission expires:
3/20/2010

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Amanda Jones 5064 English Village Drive Nashville, TN 37211	FRANKLIN American Mortgage Corp. 501 Corporate Center Dr. Ste 400 FRANKLIN, TN. 37067	MAP & PARCEL 161100A11200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David F. Knott and wife Elisabeth R. Knott,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Amanda Jones**, hereinafter called the Grantee, her 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, Tennessee, being Lot No. 176 on the Plan of Village of Brentwood, Phase Two, of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David F. Knott and wife, Elisabeth R. Knott by deed from David Martin Harper and wife, Stephanie Denise Harper of record in Instrument No. 20051101-0131784, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6250, Page 169 and corrected in 8484, page 140, said Register's Office.

Subject to covenants, conditions and restrictions as contained in Book 6143, page 11; Book 6398, page 495; Book 11526, page 579 and Instrument No. 20000606-0056066, Register's Office for Davidson County, Tennessee.

Subject to Charter of Village of Brentwood of record in 6518, page 352; Book 7599, page 914; Book 7925, page 41; Book 7936, page 332; Book 8152, page 927; Book 8163, page 593 and Instrument No. 20000606-0056067, Register's Office for Davidson, TN.

This is (x) improved ( ) unimproved property known as 5064 English Village Drive, Nashville, TN 37211.

Davidson County DEEDWARR
Recvd: 09/18/08 10:31 2 pgs
Fees:13.00 Taxes:628.63

20080918-0095289

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 12th day of September, 2008.

David F. Knott

Elisabeth R. Knott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David F. Knott and Elisabeth R. Knott** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2008.

Notary Public

My Commission Expires: 3-21-09

