07

REALTY TITLE

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $145,361.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2009.

Notary Public
My commission expires: 11/07/12

BILL GARRETT, Davidson County
Trans: T20090033956 DEEDWARR
Recvd: 05/22/09 10:10 2 pgs
Fees: 13.00 Taxes: 537.84
20090522-0047256

07-0905-83937

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerrod McKnight	Magna Bank	141-06-0-D-150.00
3395 Harpeth Springs Drive	P.O. Box 17257	
Nashville TN 37221	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathryn C. Feyes, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jerrod McKnight, an unmarried man,** hereinafter called the Grantees, their successors 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. 150, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn C. Feyes, an unmarried woman by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated November 29, 2004, recorded December 8, 2004, of record in Instrument No. 20041208-0146097, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3395 Harpeth Springs Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WITNESS my hand this 14th day of May, 2009.

Kathryn C. Feyes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn C. Feyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 14th day of May, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12