BILL GARRETT, Davidson County
Trans:T20090034725 DEEDWARR
Recvd: 05/27/09 10:45 2 pgs
Fees:13.00 Taxes:647.50
20090527-0048471

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

NAME & ADDRESS OF NEW OWNER:
Perry D. and Myrna L. Knight
1306 Riverside Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

MAP **53-3**
PARCEL **421**

MORTGAGEE:
N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMANDA L.R. MCCOMB, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **PERRY D. KNIGHT and wife, MYRNA L. KNIGHT,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 128, RESUBDIVISION OF LOTS 128 AND 129, SECTION "B", VILLAGE OF OLD HICKORY, according to plat and survey of same appearing of record in Plat Book 1785, page 379, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Amanda L. R. McComb, unmarried, by Warranty Deed dated December 16, 1994, of record in Book 9554, page 819, said Register's Office.

Plat of record in Plat Book 1785, page 379, discloses easement and setback lines, of the said Register's Office; see also a 10-foot easement for electric and/or telephone cable, and a 10-foot easement for sewer and water of record in Book 2028, page 119, said Register's Office, including ingress and egress to service easements.

This property is subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1306 Riverside Drive, Old Hickory, Tennessee 37138.

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 and assigns, forever, and, GRANTOR does covenant with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

WITNESS my hand this the 22nd day of May, 2009.

AMANDA L. R. MCCOMB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **AMANDA L.R. MCCOMB**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2009.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

Barry D. Knight
AFFIANT

Subscribed and sworn to before me on this 22nd day of May, 2009.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011