BILL GARRETT, Davidson County
Trans:T20090065926 DEEDWARR
Recvd: 09/28/09 14:25 2 pgs
Fees:13.00 Taxes:414.40

20090928-0089942

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Edward L. Knight, Grantors
TO: Samuel Mandefro & Tigist Girma, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Samuel Mandefro & Tigist Girma 524 Moss Landing Drive Antioch, TN 37013	Same as Owner	150-02-0-050.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $112,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of Aug, 2009.

My commission expires: 5/8/2012

NOTARY PUBLIC

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 consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Edward L. Knight, unmarried**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Samuel Mandefro and Tigist Girma, Brother and Sister**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Percy Priest Meadows, Section Two, of record in Plan Book 4860, page 15, Register's Office for said County.

Said Lot No. 77, which is a corner lot, fronts 79.58 feet on the northeasterly margin of Moss Landing Drive and fronts 105.00 feet on the northwesterly margin of Marsh Charlton Drive, said frontages being joined by a curve having a length of 40.62 feet, and extends back 130.30 feet on the northeasterly line and 143.83 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Edward L. Knight by warranty deed recorded 8/21/1979 in Book 5486, page 390, Register's Office for Davidson County, Tennessee. Beverly Knight joins in this conveyance as the spouse of the Grantor, Edward L. Knight, he having since married.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 524 Moss Landing Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 21st day of August, 2009.

"GRANTORS"

Edward L. Knight

Beverly Knight

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Edward L. Knight and Beverly Knight, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 21st day of August, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.