BILL GARRETT, Davidson County
Trans:T20100025907 DEEDWARR
Recvd: 04/30/10 11:07 2 pgs
Fees:13.00 Taxes:353.35
20100430-0032998

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2010

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Knight	Mortgage Investors Group	107130012400
(NAME) 1009 Goodbar Drive	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Steven C. Nicholson, II and wife, Rebecca Nicholson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael T. Knight, unmarried**, 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 Lot No. 22 on the Plan of Miro Meadows, filed of record in Plat Book 1424, Pages 94-95, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Steven C. Nicholson, II, an unmarried individual, by Warranty Deed from Jeremy Ray Banker, an unmarried individual, dated December 18, 2006, and recorded in Instrument No. 20061229-0160656, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1009 Goodbar Drive, Nashville, TN 37217

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 we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness our hands this **28th** day of **April, 2010**

Steven C. Nicholson, II

Rebecca Nicholson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Steven C. Nicholson, II and wife, Rebecca Nicholson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **April, 2010**

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011