Prepared from information furnished by the parties

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,638.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2011

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public:

MY COMMISSION EXPIRES: 5/18/2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Daniel E. Rice	NEW OWNER	Parcel ID:
2213 Buttonquail Ct.		098060A09700CO
Hermitage, TN 37076		

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

Kenneth Knowles and wife, Suzanne Knowles

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Daniel E. Rice and wife, Alba R. Rice

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. 89, on the Plan of Phase One, Section B, Bridgewater, of record in Instrument 20060425-0046949, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth Knowles and wife, Suzanne Knowles by deed from Newmark Homes, L.P., a Texas Limited Partnership, of record in Instrument 20070402-0039036, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20051024-0128043, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060425-0046949, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067982, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2213 Buttonquail Ct., Hermitage, TN 37076

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, have 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 24th day of June, 2011.

Kenneth Knowles

Suzanne Knowles

BILL GARRETT, Davidson County
Trans:T20110039489 DEEDWARR
Recvd: 07/01/11 09:26 2 pgs
Fees:13.00 Taxes:779.36
20110701-0050406

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Knowles and wife, Suzanne Knowles, 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 24th day of June, 2011.

My Commission Expires: 9-9-14

Notary Public

