BILL GARRETT, Davidson County
Trans:T20110067421 DEEDWARR
Recvd: 10/27/11 13:33 2 pgs
Fees:13.00 Taxes:240.50
20111027-0083720

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2011.

Notary Public
My commission expires: April 13, 2015

02-1110-47606

Address of New Owner:	Send Tax Bills to:	Tax Information
Jill Miller Terry Hall d/b/a Genesis 1 Properties 4052 Matilda Street Nashville TN 37207	New Owner	41-04-0-013

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, Dette B. Knox, unmarried, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to Jill Miller Terry Hall d/b/a Genesis 1 Properties, a sole proprietorship, 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. 15, on the Plan of Dalemere, Section I, of record in Plat Book 2900, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Knox and wife, Dette B. Knox by deed from Oliver H. Dale and wife, Claudine M. Dale, dated June 21, 1960 recorded June 23, 1960 of record in Book 3097, Page 147, said Register's Office. Robert D. Knox died on August 2, 1993, leaving Dette B. Knox as the surviving tenant by the entirety.

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 4052 Matilda Street, Nashville, TN 37207

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.

WITNESS my hand this 25th day of October, 2011.

Dette B. Knox by David Nathan Selby,
Attorney in Fact

STATE OF TN
COUNTY OF WILLIAMSON

On this 25th day of October, 2011, before me personally appeared David Nathan Selby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dette B. Knox, and who acknowledged that s/he executed the same as the free act and deed of said Dette B, Knox.

WITNESS my hand, at office, this 25th day of October, 2011.

Notary Public

My commission expires: 9/19/14

