WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,350.00

Janet Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE DEANIE L. GREGORY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title
and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Spurlock	Jerry Spurlock	034070a06200co
(NAME)	(NAME)	
617 Carol Ann Drive	617 Carol Ann Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120022480 DEEDWARR
Recvd: 03/28/12 10:17 2 pgs
Fees:13.00 Taxes:574.80
20120328-0026333

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kacy Knight and wife, Janet Knight, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY SPURLOCK, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 44 on the Plan of Harbor Village, Phase IV, Revision I, a Horizontal Property Regime with Private Elements, which plan is attached as Exhibit " C" to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, which Second Amendment is recorded as Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee. Said Second Amendment to Harbor Village revises Exhibit "B" to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, of record as Instrument No. 20030723-0102986, Register's Office for Davidson County, Tennessee. Said First Amendment revises Exhibit "C" of Original Covenants, Conditions and Restrictions of Harbor Village, Phase IV, a Horiztonal Property Regime with Private Elements, recorded as Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which said plan references are hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kacy Knight and Janet Knight by Warranty Deed from Phyllis Young on April 29, 2010, of record in Instrument No. 20100506-0034496, Register's Office fro Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL THE TERMS, CONDITIONS AND OBLIGATIONS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANTS AND BY-LAWS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO EASEMENTS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 245 Harbor Village Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 26th day of March, 2012.

Kacy Knight

Janet Knight

STATE OF TENNESSEE

COUNTY OF Davidson

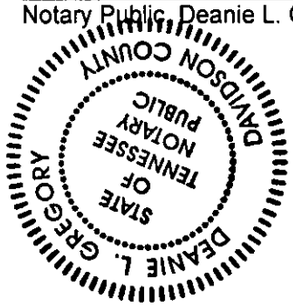
On this 26th day of March, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kacy Knight and Janet Knight***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* wife

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115