BILL GARRETT, Davidson County
Trans:T20120059926 DEEDWARR
Recvd: 08/13/12 10:34 2 pgs
Fees:13.00 Taxes:1191.40

20120813-0072087

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120700503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
9th day of AUGUST, 2012.

Notary Public

GAIL HISTORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK O. DEE **1105 SEYMOUR AVE.** **NASHVILLE, TN 37206**	**SAME**	**083-05-0-190.00**

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,

JON KNIGHT AND WIFE, AMANDA KNIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK O. DEE, 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:

LAND in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 19 and the westerly 30 feet of Lot No. 20 on the Plan of Cobb's Subdivision of the R.W. Brown property as of record in Book 332, Page 144, Register's Office of Davidson County, Tennessee, according to a survey made by John Kohl dated 1/29/79 as follows:
SAID parts of Lots Nos. 19 and 20 front together 50 feet on the northerly side of Seymour Avenue and run back between lines measuring 146.6 feet on the easterly line and 148 feet on the westerly line to an alley in the rear measuring 50 feet thereon.

BEING the same property conveyed to Jon Knight and wife, Amanda Knight, by Warranty Deed from Michael K. Hester, unmarried, dated 5/31/06 and recorded 6/1/06 in Instrument No. 20060601-0064110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1105 SEYMOUR AVE., NASHVILLE, TN 37206**
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 9th day of AUGUST, 2012.

JON KNIGHT

AMANDA KNIGHT

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 JON KNIGHT AND WIFE, AMANDA KNIGHT the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of AUGUST, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014