BILL GARRETT, Davidson County
Trans:T20120059934 DEEDWARR
Recvd: 08/13/12 10:41 2 pgs
Fees:13.00 Taxes:1541.05

20120813-0072094

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120700259

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$416,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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 |
|---|---|---|
| JON M. KNIGHT | FARMINGTON FINANCIAL | 083-09-0-023.00 |
| 1305 ORDWAY PLACE | 2002 RICHARD JONES RD. #300A | |
| NASHVILLE, TN 37206 | NASHVILLE, TN 37215 | |

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,

**KRISTI M. HATCHELL AND MARY LOU HATCHELL**

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

**JON M. KNIGHT AND WIFE, AMANDA L. KNIGHT**

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 Lot No. 29 on the Map of F.O. Beasley's Subdivision of Block "C" opposite the Douglas Place, of record in Book 2, page 66, Chancery Court at Nashville, Tennessee.**

**Said Lot No. 29 fronts 50 feet on the northerly side of Groven Avenue now called Ordway Place, and runs back between parallel lines 170 feet to an alley.**

**Being the same property conveyed to Kristi M. Hatchell, unmarried and Mary Lou Hatchell, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Carrie G. Woolpert, unmarried, dated 5/30/08 and recorded 6/3/08 in Instrument No. 20080603-0056588, in the Register's Office of 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 **1305 ORDWAY PLACE, 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.

**KRISTI M. HATCHELL**

**MARY LOU HATCHELL**

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 KRISTI M. HATCHELL AND MARY LOU HATCHELL 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