BILL GARRETT, Davidson County
Trans:T20120061270 DEEDWARR
Recvd: 08/16/12 14:00 4 pgs
Fees:23.00 Taxes:1553.63
20120816-0073580

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
NASHVILLE, TN 37216
1116

WARRANTY DEED

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Lana Handle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2012

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, TN 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lana Handle	First Community Mortgage, Inc.	07305008600
3827 Moss Rose Drive	275 Robert Rose Drive	
Nashville, TN, 37216	Murfreesboro, TN 37129	

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, I/WE,

James A. Knight, an Unmarried Person

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

Lana Handle, an Unmarried Person

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:

See attached Exhibit "A"

Being the same property conveyed to James A. Knight, Unmarried, by Quitclaim Deed from James A. Knight, Unmarried, for the specific purpose of combining the three (3) tax parcels of 07305008500; 07305008600 and 07305008100 into one (1) parcel of land, of record on May 8, 2009 in Instrument No.: 20090508-0042525, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to James A. Knight by deed from Jacob Scott Fitzsimmons of record on January 14, 2009 in Instrument No.: 20090114-0003633 and by deed from Rachel R. Stearns and husband, Gregory Stearns of record on June 4, 2007 in Instrument No.: 20070604-0066462, and by Affidavit of Scriveners Error recorded on May 8, 2009 in Instrument No.: 20090508-0042524, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney of record in Instrument Number 20120706-0059472, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3827 Moss Rose Drive, Nashville, TN 37216

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 ___my/our___ hand(s)____ this 9th day of August, 2012

James A. Knight by Jon Hasenfuss, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of August, 2012, personally appeared JON HASENFUSS to me known to be the person who executed the foregoing instrument on behalf of JAMES A. KNIGHT, as his Attorney-in-Fact, and acknowledged that JON HASENFUSS executed the same as the free act and deed of the said JAMES A. KNIGHT, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being the northeasterly parts of Lots Nos. 7 and 8 on the Map of J. C. Evans' Riverwood Lake Subdivision, as of record in Book 974, page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Moss Rose Road, at the corner of Lots 8 and 9; thence with the line between said lots, south 43 degrees, 30 minutes west 240 feet to a point; thence northwesterly crossing through Lot 8, 100 feet more or less to a point in the line between Lots 7 and 8, which is 250 feet southwest of the southwest margin of Moss Rose Road, as measured along the line between Lots 7 and 8, and continuing northwesterly 52 feet more or less to a point in the middle of Lot 7; then northeasterly 262.5 feet to a point in the southwesterly margin of Moss Rose Drive or Road, being 50 feet southeast of the corner of Lots 6 and 7; thence with the line of said Drive, southeasterly 50 feet to a point, the corner of Lots 7 and 8, and continuing with the margin of said Drive, southeasterly 100 feet to the beginning.

Tract II:

Land in Nashville, Davidson County, Tennessee, being part of Lots 7, 8 and 9 and an unnumbered tract at the rear of said Lots as shown on the Plan of Riverwood Lake Subdivision, of record in Book 974, page 44, Register's Office for Davidson County, Tennessee, and a triangular tract lying between said Riverwood Lake Subdivision, Riverwood Terrace Subdivision, of record in Book 1835, page 134, and Riverwood Terrace Subdivision, Section Addition, of record in Book 2083, page 39, said Register's Office, described according to a survey made thereof August 24, 1981, by James A. Hamilton, Jr., Registered Engineer, as follows:

Beginning at a concrete monument, the southwesterly corner of Riverwood Lake Subdivision, the same point being the westerly corner of triangular unnumbered tract, and the same point being a corner at an angle in the rear line of Lot 15, Riverwood Heights Subdivision, of record in Book 1835, page 42, said Register's Office, the same point being also the most northerly corner of Riverwood Heights Subdivision, Section 6, of record in Book 2330, page 139, said Register's Office.

Thence, with the southerly line of said Riverwood Lake Subdivision and with the northerly line of Riverwood Heights, Section 6, north 82 degrees 3 minutes 22 seconds east 179.21 feet to a concrete monument in the rear line of Lot 50, said Riverwood Heights, Section 6;

Thence, with the northeasterly line of said Riverwood Heights, Section 6, south 49 degrees, 16 minutes, 38 seconds east 225.15 feet to an iron pin set in concrete, the same being the northerly corner of Lot 37 on the Plan of Riverwood Terrace, of record in Book 1835, page 134, said Register's Office, the same point also being a corner in the rear line of Lot 1, Plan of Riverwood Terrace, Second Addition;

Thence, with the rear (westerly) line of said Lot 1, Riverwood Terrace, Second Addition, north 6 degrees, 32 minutes 8 seconds west 167.93 feet to a concrete monument in the southerly line of said Riverwood Lake Subdivision, the same being the northwesterly corner of said Lot 1;

Thence, with the southerly line of said Riverwood Lake Subdivision, and with the southerly line of Lot 9, said subdivision and with the northerly line of Lot 1, Riverwood Terrace, Second Addition, north 82 degrees, 3 minutes, 22 seconds east 132.81 feet to a concrete monument;

Thence, crossing Lot 9, Riverwood Lake Subdivision, north 42 degrees, 1 minute, 42 seconds west 82.85 feet to a concrete monument in the common line between Lots 8 and 9, said point being 35 feet from the original common rear corner of said Lots;

Thence, crossing Lot 8, north 38 degrees, 4 minutes, 59 seconds west 98.03 feet to an iron pin set in concrete in the common line between Lots 7 and 8, said point being 25 feet from the original common rear corner of said two Lots;

Thence, crossing Lot 7, north 59 degrees, 2 minutes, 16 seconds west 102.36 feet to an iron pin set in concrete, the original common rear corner of Lots 6 and 7;

Thence, with the rear line of Lot 6, north 44 degrees 54 minutes, 27 seconds west 60.0 feet to an iron pin set in concrete, the northwesterly corner of Lot 6, said point being also in the northwesterly line of Riverwood Lake Subdivision and in the southeasterly line of the W. J. Tune 52.96 Acre Tract, of record in Book 974, page 1, said Register's Office;

Thence, with said line south 35 degrees, 50 minutes 37 seconds west 367.96 feet to the beginning.

The right-of-way to said land extends from Shadow Lane, N.E., as shown on Plan of Riverwood Heights, Sec. 6 and of record in Book 2330, page 139, in the Register's Office of Davidson County, Tennessee.