WARRANTY DEED

KW12-0704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me this 20th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron B. Myers	Regions Mortgage (NAME)	
704 Wilsonwood Place (ADDRESS)	2050 Parkway office Cir. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	83-7-185.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF DOLLIE DEAN KNIGHT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON B. MYERS AND IRENE MA, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 31 on the Plan of Rolling Acres No. Two, Section Two of record in Plat Book 1424, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adrin Harlin Knight and wife, Dollie Dean Knight by Deed from Francis I. Worden and wife, Frances L. Worden of record in Book 3222, page 173, Register's Office for Davidson County, Tennessee, dated March 15, 1961. The said Adrin Harlin Knight having since died , leaving Dollie Dean Knight as the surviving tenant by the entirety. Dollie Dean Knight died on March 15, 2012, her estate having been probated in the Probate Court for Davidson County, Tennessee under Case No. 12P-535. The Last Will and Testament of said Dollie Dean Knight having directed the Executor, Ernest R. Knight, to sell the property.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1424, page 74, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 704 Wilsonwood Place, Nashville, Tennessee 37206
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 20th day of August, 2012.

The Estate of Dollie Dean Knight
BY: Ernest R Knight EXE
Ernest R. Knight

BILL GARRETT, Davidson County
Trans: T20120062974 DEEDWARR
Recvd: 08/23/12 08:16 2 pgs
Fees: 13.00 Taxes: 488.40
20120823-0075702

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of August, 2012, before me personally appeared Ernest R. Knight, Executor of the The Estate of Dollie Dean Knight, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th day of August, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959