Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

07-1210-84974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Affiant

Subscribed and sworn to before me, this 4 day of ~~November~~ December, 2012.

Notary Public
My commission expires: 10/18/16

Address of New Owner:	Send Tax Bills to:	Tax Information
Juan Chargualaf	First National Bank Of Layton	141-14-0-A
	136 W. 12300 So	041.00CO
7816 Haydenberry Cove	Draper, UT 84020	
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael K. Knox and wife, Kelly L. Knox, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Juan Chargualaf and wife, Catherine Chargualaf, hereinafter called the Grantees, their successors 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. 41 on the Plan of Hanover Park of Sheffield, of record in Book 9700, Pages 154-156, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael K. Knox and wife, Kelly L. Knox, by deed from Beazer Homes Corp., dba Phillips Builders, dated September 12, 1997, recorded September 17, 1997 in Book 10612, Page 427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7816 Haydenberry Cove, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120094106 DEEDWARR
Recvd: 12/10/12 10:33 2 pgs
Fees:13.00 Taxes:1035.63
20121210-0113387

WITNESS my hand this 28 day of November, 2012.

Michael K. Knox

Kelly L. Knox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael K. Knox and Kelly L. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28 day of November, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

