BILL GARRETT, Davidson County
Trans:T20130023635 DEEDWARR
Recvd: 03/22/13 11:11 2 pgs
Fees:13.00 Taxes:123.95
20130322-0028564

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $33,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

Notary Public:
My Commission Expires: 10/18/16

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills to: | Map/ Parcel: |
|---|---|---|
| Transitional Housing & Work Program of Davidson County, Inc. 102 Cude Lane Madison, TN 37115 | Transitional Housing & Work Program of Davidson County, Inc. 102 Cude Lane Madison, TN 37115 | 052-09-0-061.00 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Scott Knox and Kevin Knight and Aaron Walker**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Transitional Housing & Work Program of Davidson County, Inc. and Quick & Harris, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 1 on the Montague Subdivision, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Knox, married, Kevin Knight, married and Aaron Walker, married by Warranty Deed from Alberta Lewis, dated November 10, 2011, recorded November 16, 2011in Instrument Number 20111116-0089643 Register's Office for Davidson County, Tennessee.

Grantors hereby make oath that the above described property has never been used as a marital residence for any of the Grantors.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

**This is improved property, known as: 421 E Due West Ave, Madison, TN 37115**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 15th day of March, 2013.

**Scott Knox**

**Kevin Knight**

**Aaron Walker**

**State of Tennessee)**
**County of Sumner)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Scott Knox**, 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, this 15th day of March, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

**State of Tennessee)**
**County of Sumner)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Kevin 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, this 15th day of March, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

**State of Tennessee)**
**County of Sumner)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Aaron Walker**, 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, this 15th day of March, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

***This Instrument Prepared By:***
***Highland Title, LLC.***
***The House of Cash Building***
***700 Johnny Cash Parkway, STE 201***
***Hendersonville, TN 37075***