WARRANTY DEED

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 012288-14757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY 2013.

Notary Public

MY COMMISSION EXPIRES: 4/20/15

(AFFIX SEAL)

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina R. Knodel	Pinnacle Bank	106-04-0-002
(NAME) 409 Marwood Court	(NAME) Symphony Place 150 Third Ave South Suite 900	
(ADDRESS) Nashville, TN 37210-3605	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JUDY M. MITCHELL, MARRIED, AND GLORIA M. RUSSELL, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRISTINA R. KNODEL,* 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: *single, unmarried

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Parklawn Estates of record in Plat Book 3106, page 47, Register's Office for said County.

Said Lot No. 14 fronts 72 feet on the west side of Marwood Court and extends back 265.5 feet on the sound line and 267.3 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 57.8 feet.

Being the same property conveyed to JUDY M. MITCHELL AND GLORIA M. RUSSELL, by deed from HUBERT H. MASSEY AND WIFE, NELLIE MASSEY, of record in Book 5738, page 367, dated February 19, 1981, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130046293 DEEDWARR
Recvd: 06/04/13 10:10 2 pgs
Fees:13.00 Taxes:432.90

20130604-0056155

This is: Improved property, known as 409 Marwood Court (House Number) (Street) Nashville, TN 37210-3605 (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 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 30th day of May, 2013.

Judy M. Mitchell

Gloria M. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Judy M. Mitchell and Gloria M. Russell, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May 2013.

Notary Public

My Commission Expires: 07/06/2

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY