THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
J. Richard Knutson
1209 Hartfield Court
Antioch, TN 37013
SEND TAX BILLS TO:
new owner

BILL GARRETT, Davidson County
Trans:T20130046633 DEEDWARR
Recvd: 06/04/13 15:34 2 pgs
Fees:13.00 Taxes:562.40
20130604-0056618

WARRANTY DEED

(Map 151-10-A, Parcel 316.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **IMANI L. PARSON, a single man**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **J RICHARD KNUTSON, TRUSTEE OF THE J RICHARD KNUTSON FAMILY TRUST**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 241, on the plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, according to plat and survey of same appearing of record in Plat Book Instrument No. 20030707-0093205, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Imani L. Parson, a single man, by Warranty Deed from Ole South Properties, Inc., dated June 29, 2004, of record in Instrument No. 20040701-0078536 and corrected in Instrument No. 20041110-0135395, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 20030707-0093205, page ; to Restrictive Covenants of record in Instrument 20010531-0056382 and Instrument 20031111-0164945; to Metro Water Mains of record in Book 8197, page 288; to Tennessee Telephone Co. of record in Book 9661, page 919; to Transmission Line to USA of record in Book 2338, page 466; to Sewer Line of record in Instrument No. 20000906-0088272 and Instrument No. 20000906-0088271; to Sanitary Sewer Line to Metro of record in Instrument No. 20001030-0107415, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1209 Hartfield Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 28th day of May, 2013.

IMANI L. PARSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imani L. Parson, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2013.

Notary Public

My Commission Expires: 3-19-17

(SEAL)
SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Williamson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $152,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of May, 2013.

Notary Public

My commission expires: 1-11-17

File No. 20130190