WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130050668 DEEDWARR
Recvd: 06/17/13 11:26 2 pgs
Fees: 13.00 Taxes: 703.00
20130617-0061527

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Leslie Purkey	NEW OWNER	Parcel ID:
213 Cumberland Cir.		09605003200
Nashville, TN 37214		

FOR AND IN 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

Bradley H. McKnight and wife, Valerie S. McKnight

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leslie Purkey and husband, Marc Purkey

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:

Land in the 3rd Civil District of Davidson County, Tennessee, being the south 95 feet front and 100 feet rear of Lot No. 61 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of the Sam P. Sweeney Farm, of record in Book 843, Page 16, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the easterly margin of Cumberland Circle, the common corner of Lot Nos. 60 and 61 on said plan; running thence in an easterly direction, along the north line of Lot No. 60, 450 feet to a point, the common corner of Lot Nos. 60 and 61 on said Plan; thence in a northerly direction, along the dividing line between Lot Nos. 61 and 45 and 46 on said Plan, 100 feet to a point; thence in a westerly direction, 368.2 feet, more or less, to a point in the easterly margin on Cumberland Circle, said point being 50 feet south of the common corner of Lot No. 61 and 62 in said Plan; thence in a southerly direction, along the easterly margin of Cumberland Circle, 95 feet to the point of beginning.

Being the same property conveyed to Bradley H. McKnight by deed from Metropolitan Nashville Airport Authority, of record in Book 9124, Page 391, dated August 23, 1993, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 16, said Register's Office; (3) Avigation Easement of record in Book 9124, Page 394, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 213 Cumberland Cir., Nashville, TN 37214

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 my hand this 14th day of June, 2013.

Bradley H. McKnight

Valerie S. McKnight

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley H. McKnight and wife, Valerie S. McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2013.

My Commission Expires: 7-9-14

Notary Public

