This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 033160
PARCEL: 003.00

New Owners Address
Vickie Bruno
922 Sunvalley Drive
Madison, TN 37115

Send Tax Bills to:
Christensen Financial, Inc.
355 S Ronald Reagan Blvd.
Longwood, FL 32750

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062039 DEEDWARR
Recvd: 07/22/13 09:31 2 pgs
Fees:13.00 Taxes:437.34
20130722-0075287

THIS INDENTURE, made this 16th day of July, 2013 between

Angela R. Knight

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Vicki M. Bruno, a single woman

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Being Lot No. 7 on the Plan of Primrose Acres, Section 4, of record in Plat Book 6900, Page 700, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William C. Knight and wife, Angela R. Knight by Quitclaim Deed dated 11/3/01 from Catherine Josephine Hancock Knight and Susan Ann Knight Snow (heirs of Herbert C. Knight, deceased on 5/30/00) of record in Instrument Number 20011109-0123490 and by Warranty Deed dated 1/6/89 from Joe L. Wall and wife, Deborah L. Wall and Mike Suggs and wife, Nona Suggs of record in Book 7747, Page 874, and re-recorded in Book 7757, Page 915, Register's Office for Davidson County, Tennessee. William C. Knight now being deceased, having died intestate on 8/19/12. (William C. Knight being one in the same person as William C. Knight, Sr.) William C. Knight, Jr. joins in this conveyance to convey any and all interest he may have in said property.

Grantors further being sworn, make oath and say: we, Angela R. Knight and William C. Knight, Jr., are the sole heirs at law of William C. Knight aka William C. Knight, Sr. and that he died without a Last Will and Testament on 8/19/12.

This is (X) improved ( ) unimproved property known as: 922 Sun Valley Drive, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Angela R. Knight

Angela R. Knight

William C. Knight Jr.

William C. Knight, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela R. Knight and William C. Knight, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of July, 2013.

Tammy D. Mellons

Notary Public

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/8/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $118,200.00.

William C. Knight Jr.

Affiant

Sworn to and subscribed before me, this 16th day of July, 2013.

Tammy D. Mellons

Notary Public

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/8/16