BILL GARRETT, Davidson County
Trans:T20130065161 DEEDWARR
Recvd: 07/30/13 15:23 2 pgs
Fees:13.00 Taxes:1572.50
20130730-0079406

Warranty Deed

J. BRANDON MCDONALD NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this the 26th day of July, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew G. Tapia Tyler Thompson Tapia	Movement Mortgage, LLC	
1420 Calvin Ave.	841 Seahawk Circle	083-09-0-274.00
Nashville, TN 37206	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES RAMSEY KNIGHT, EXECUTOR FOR THE ESTATE OF CORNELIA H. KNIGHT, DECEASED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW G. TAPIA AND TYLER THOMPSON TAPIA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Webb and Johnson's Subdivision of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cornelia H. Knight, a single person by Special Warranty Deed from The Administrator of Veterans Affairs, an Officer of the United States of America of record in Book 7268, page 637, dated June 10, 1987 and recorded on June 15, 1987, in the Register's Office for Davidson County, Tennessee. The said Cornelia H. Knight aka Cornelia Hattie Knight having since died testate on January 15, 2013. The Last Will and Testament having given the Executor the right to control the property and having been probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Case No. 13-316.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1420 Calvin Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2013.

The Estate of Cornelia H. Knight, Deceased

Charles Ramsey Knight, Executor

Charles Ramsey Knight, Executor

STATE OF FLORIDA
COUNTY OF VOLUSIA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Ramsey Knight, Executor for The Estate of Cornelia H. Knight, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26th day of July, 2013.

Thomas C Nance

Notary Public

My Commission Expires:

THOMAS C NANCE
MY COMMISSION # EE179944
EXPIRES March 17, 2016
FloridaNotaryService.com