WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

R-SR-13-1

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Knight	New Owner	
1 Waters Ave (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-07-0-016.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HERNAN BORDA AND JAMY D. BORDA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHERINE KNIGHT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 10 ON THE PLAN OF GEORGE C. WATERS ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 161, PAGE 141, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY WRIGHT & ASSOCIATES 2716 CRESTDALE DRIVE, NASHVILLE, TN 37214, LICENSE # 1014, DATED FEBRUARY 13, 1991 AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE COMMON CORNER OF PORTER ROAD AND WATERS AVENUE; THENCE WITH THE NORTHERLY MARGIN OF WATERS AVENUE EASTERLY 144.0 FEET TO A POINT; THENCE NORTHERLY 160.0 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTERLY 86.0 FEET TO THE EASTERLY MARGIN OF PORTER ROAD; THENCE WITH THE EASTERLY MARGIN OF PORTER ROAD SOUTHWESTERLY 174.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HERNAN BORDA AND JAMY D. BORDA BY DEED FROM LINUS PARKER HALL IV AND WIFE, LILA BUCHANAN HALL OF RECORD AT INSTRUMENT NO. 20070320-0033819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 15, 2007 AND RECORDED ON MARCH 20, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE 141, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1 Waters Ave, Nashville, Tennessee 37206
(House Number) (Street) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130071169 DEEDWARR
Recvd: 08/19/13 10:22 2 pgs
Fees:13.00 Taxes:1350.50
20130819-0086785

Witness my/our hand(s) this 12th day of August, 2013.

Hernan Borda

Jamy D. Borda

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hernan Borda and Jamy D. Borda, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~RETURN TO:~~
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2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

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