BILL GARRETT, Davidson County
Trans:T20130105809 DEEDWARR
Recvd: 12/19/13 13:24 2 pgs
Fees:13.00 Taxes:259.00
20131219-0128331

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $70,000.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2013. Notary Public My Commission Expires: November 5, 2014

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: J. B. Knight and David Knight 429 Cottonwood Drive Nashville, TN 37214	Send Tax Bills To: J. B. Knight P.O. Box 293054 Nashville, TN 37229-3054	Map-Parcel Number: 096 06 0 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA JANSEN**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J. B. KNIGHT JR. AND DAVID KNIGHT, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Davidson County, Tennessee, being Lot No. 182 on the Plan of Cloverhill Subdivision, Section IV, of record in Plat 2133, page 62, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Jansen by deed from Patricia Jansen, Executor of the Estate of Cornelia F. Bullock recorded as Instrument No. 20131219-0128330 **, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien, not yet due and payable.

2. All matters as shown on the Plan of Cloverhill Subdivision of record in Plat Book 2133, page 62, in the Register's Office for County, Tennessee.

3. Terms and conditions of the Restrictive Covenants for Cloverhill of record in Book 2145, page 262 and amended to make the covenant applicable to Section IV by Restrictive Covenants of record in Book 2153, page 243, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **429 Cottonwood Drive, 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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 19th day of December, 2013.

Patricia Jansen

Patricia Jansen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA JANSEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2013

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

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