BILL GARRETT, Davidson County
Trans:T20140021886 DEEDWARR
Recvd: 04/01/14 15:17 2 pgs
Fees:13.00 Taxes:1139.60

20140401-0027029

**RETURN TO**
**Stewart Title Company**
**121 First Avenue South, Suite 200**
**Franklin, TN 37064**
**File #** 0288-19296

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $308,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2014.

Notary Public

My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Ashley Smith** | **New Owner** | **103-10-0-011.00** |
| **717 Branch Creek Road** | | |
| **Nashville, TN 37209** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Anne W. Knight and Jeffrey T. Knight, wife and husband**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ashley Smith and Fleming Wood Smith, IV, wife and husband**

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. 31 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, 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 Anne C. Wolfenden by Warranty Deed from David Graham Young and wife, Neel Webb Young of record at Instrument No. 20090319-0024868, Register's Office for Davidson County, Tennessee, dated March 16, 2009 and recorded on March 19, 2009.

Being the same property conveyed to Anne W. Knight and Jeffrey T. Knight, wife and husband by Quit Claim Deed from Anne W. Knight, f/k/a Anne C. Wolfenden of record at Instrument No. 20120814-0072482, Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 14, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 717 Branch Creek Road, Nashville, TN 37209.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF March 28, 2014:

Anne W. Knight by Jeffrey T. Knight Attorney In Fact
Anne W. Knight

Jeffrey T. Knight
Jeffrey T. Knight

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF** Williamson | ) | |

Personally appeared before me, a Notary Public of said County and State, Jeffrey T. Knight, the within named Grantor(s), 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, at office, this the 28th day of March, 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **ACKNOWLEDGEMENT FOR** |
| | ) | **SIGNATURE MADE BY** |
| **COUNTY OF** Williamson | ) | **ATTORNEY-IN-FACT** |

Personally appeared before me, a Notary Public of said County and State, Jeffrey T. Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Anne W. Knight ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 28th day of March, 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20141035R