BILL GARRETT, Davidson County
Trans:T20140028902 DEEDWARR
Recvd: 04/28/14 15:39 3 pgs
Fees:18.00 Taxes:832.50
20140428-0035664

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 $225,000.00. Stephanie Knight Affiant Subscribed and sworn to before me, this 25th day of April, 2014. Notary Public My Commission Expires: My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stephanie Knight and James Knight 1440 Woodfield Drive Nashville, TN 37211	Ark-La-Tex Financial Svcs. 5160 Tennyson Parkway Suite 2000W Plano, TX 75024	172120A12500CO

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, **LANCE OSBORNE AND WIFE, SARAH D. OSBORNE**, hereinafter called the Grantors, have bargained and sold, and by these presents do

transfer and convey unto **STEPHANIE KNIGHT AND JAMES KINIGHT, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, page 6 and Book 7900 pages 387 and 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lance Osborne and wife, Sarah D. Osborne by deed dated December 14, 2007, recorded on December 19,, 2007, from Dennis E. Coakley and wife, Marilyn P. Caokley, of record in Instrument No. 20071219-0145567, 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, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 7900, pages 387 and 388, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual and/or special assessments, of record in Book 8069, page 170, Register's Office for Davidson County, Tennessee and Book 8634, page 799, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 10316, page 622, Register's Office for Davidson County, Tennessee.

5. Homeowners Association Charter of record in Book 8071, page 520 and By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1440 Woodfield Drive, Nashville, TN 37211.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their 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 25th day of April, 2014.

Lance Osborne

Sarah D. Osborne

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand, at office, this 25th day of April, 2014

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: November 5, 2014

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH D. OSBORNE**, 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 25th day of April, 2014

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: November 5, 2014

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