BILL GARRETT, Davidson County
Trans:T20140038678 DEEDWARR
Recvd: 06/03/14 10:48 2 pgs
Fees:13.00 Taxes:464.35
20140603-0047729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/5/15

(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie D. Becker, married	Prospect Mortgage, LLC (NAME)	05207002400
616 Larkin Springs Road (ADDRESS)	15301 Ventura Blvd., Ste. D300 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Sherman Oaks, CA 91403 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Viola S. Knight, Heir to the Estate of Launa Salsgiver, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephanie D. Becker, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 31, ON THE PLAN OF HOMEACRES, OF RECORD IN BOOK 974, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, (AND PREVIOUSLY SHOWN AS BEING LOT NO. 30 ON THE UNRECORDED MAP OF HOME ACRES IN A REVISION OF THE FIRST SUBDIVISION IN THE 11TH DISTRICT BY THE LAYMAN FOUNDATION,)

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF LARKIN SPRINGS ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO DR. JULIAN C. GANT AND WIFE, BY DEED FROM CULLIE C. MORRIS, OF RECORD IN BOOK 2277, PAGE 161, REGISTER'S OFFICE FOR SAID COUNTY; ALSO BEING THE CORNER OF LOTS NOS. 29 AND 30 ON SAID UNRECORDED MAP; THENCE WITH THE LINE BETWEEN LOTS NOS. 11 AND 30; SOUTHERLY 100 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HOWARD WOOD JENKINS AND WIFE, BY DEED FROM G. ERNEST HORSLEY AND WIFE, OF RECORD IN BOOK 2741, PAGE 429, SAID REGISTER'S OFFICE; ALSO BEING THE CORNER OF LOTS NOS. 10, 11, 30 AND 31; THENCE WITH THE LINE BETWEEN LOTS NOS. 30 AND 31, EASTERLY 327.4 FEET TO THE WESTERLY MARGIN OF LARKIN SPRINGS ROAD; THENCE WITH THE SAME, NORTHERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAUNA SALSGIVER BY DEED FROM WARREN N. WITTENBERG AND WIFE, ZELMA A. WITTENBERG, OF RECORD IN BOOK 3875, PAGE 944, DATED APRIL 1, 1965, REGISTER'S OFFICE FOR SAID COUNTY. THE SAID LAUNA SALSGIVER DIED INTESTATE FEBRUARY 3, 2013, LEAVING VIOLA S. KNIGHT AS HER SOLE HEIR. SEE PROBATE DOCKET NO. 13P-721 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

KAREN L. MORGAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF VIOLA S. KNIGHT PURSUANT TO GENERAL POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140603-0047728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQYENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 616 Larkin Springs Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 30th day of May, 2014.

Viola S. Knight
Viola S. Knight

By: Karen L. Morgan, her Attorney-in-Fact
Karen L. Morgan, her Attorney-in-Fact

State of Tennessee :
County of Davidson

On this 30th day of May, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Karen L. Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Viola S. Knight and acknowledged that such person executed the same as the free act and deed of Viola S. Knight.
Witness my hand and seal, this 30th day of May, 2014.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:11/3/15

RETURN TO:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217