BILL GARRETT, Davidson County
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This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Heath Williams and wife, Nina M. Williams,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Rebecca McKnight, an unmarried woman**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 and the westerly one half of Lot No. 14 in Block I, on the plan of Revised Plan of Power and Roth, Madison Park Subdivision, as shown on plat of record in Plan Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 and the westerly one half of Lot No. 14 fronts together 90 feet on the southwesterly margin of Emmett Avenue and extends back 200 feet between parallel lines to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Nina M. Palmer by Warranty Deed dated from Charles Kevin Marston and wife, Patricia J. Marston of record in Book 10503, Page 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heath Williams and wife, Nina M. Williams by Quit Claim Deed dated 08/17/2006 from Nina M. Palmer n/k/a Nina M. Williams of record in Instrument 200610180129381, Register's Office for Davidson County, Tennessee.

Map & Parcel: 051-08-0 064.00

This property is known as: **226 Emmitt Avenue, Madison, TN 37115**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 4th day of August, 2014.

Heath Williams

Nina M. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal this 4th day of August, 2014.

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal this 4th day of August, 2014.

JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 17, 2014

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Rebecca McKnight	SWBC Mortgage Corporation
226 Emmitt Ave.	9311 San Pedro Avenue #100
Madison, TN 37115	San Antonio, TX 78216

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$116,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 4th day of August, 2014.

Affiant

(Seal)

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

10/18/16