BILL GARRETT, Davidson County
Trans:T20140063938 DEEDWARR
Recvd: 08/28/14 11:11 2 pgs
Fees:13.00 Taxes:617.90
20140828-0078666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 167,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2014.

Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ADAM F KNIGHT **CHELSEA N KNIGHT**	**FIFTH THIRD MORTGAGE COMPANY**	**188100A04000CO**
1844 GRACE POINT LN	**5001 KINGSLEY DR MD: IMOCBQ**	
NOLENSVILLE, TN 37135	**CINCINNATI, OH 45227**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CHRISTOPHER CODY SELLERS, MARRIED AND HIS WIFE, GABRIELLE E. SELLERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM F KNIGHT and CHELSEA N KNIGHT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, 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 NUMBER 40, ON THE PLAN OF CAROTHERS CROSSING, PHASE 2, SECTION 1, LOTS 21-61, AS OF RECORD IN INSTRUMENT NUMBER 20070807-0093924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER CODY SELLERS, MARRIED, BY SPECIAL WARRANTY DEED FROM MCCORMICK 106, LLC, DATED 01/18/2011 AND RECORDED ON 02/18/2011 IN INSTRUMENT NUMBER 20110218-0014082, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. GABRIELLE E. SELLERS HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1844 GRACE POINT LN, NOLENSVILLE, TN 37135.

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 in 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 26th day of August, 2014.

CHRISTOPHER CODY SELLERS

GABRIELLE E. SELLERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER CODY SELLERS, **AND** GABRIELLE E. SELLERS 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 26th day of August, 2014.

Notary Public

My Commission Expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY