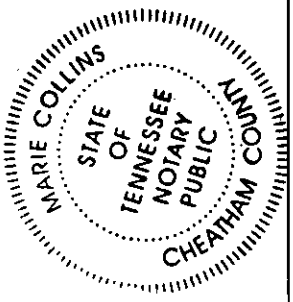
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068007 DEEDWARR
Recvd: 09/12/14 08:42 2 pgs
Fees:13.00 Taxes:462.50
20140912-0083561



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 12.15.15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy Defoor	SAME	053060A17400CO
(NAME)	(NAME)	
2121 Riverway Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Robert D. Knox and Wife, Linda G. Knox**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tracy Defoor and Erik Defoor, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 174 on the plan of Phase 2, Waterford, as shown on plat appearing of record in Plat Book 7900, Pages 412 and 413, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert D. Knox and wife, Linda G. Knox by Warranty Deed and Irrevocable Durable Power of Attorney dated 05/30/1997 from Winsor J. Apenbrinck of record in Book 10661, Page 282, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert D. Knox by Quit Claim Deed dated 02/02/1998 from Linda G. Knox of record in Book 10790, Page 1, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 540, Plat Book 7900, Page 412, and Plat Book 7900, Page 413, said Register's Office.

Declaration of Restrictions of record in Book 7463, Page 294, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8694, Page 216 and Book 8699, Page 462, as amended of record in Book 9530, Page 185, said Register's Office.

By-Laws of record in Book 8715, Page 583, as amended of record in Instrument 200903090020515, said Register's Office.

All matters including but not limited to an Easement of record in Book 1717, Page 30 and Book 2024, Page 225, said Register's Office.

Charter of record in Book 8711, Page 701, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 8715, Page 590, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2121 Riverway Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 4th day of September, 2014.

Robert D. Knox

Linda G. Knox

State of Tennessee
County of Wilson

Personally appeared before me Robert D. Knox and Linda G. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122