RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Kelley Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-7-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Morris and Kelley Morris	SAME AS NEW OWNER	04305009400
(NAME)	(NAME)	
6509 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140068550 DEEDWARR
Recvd: 09/15/14 09:32 2 pgs
Fees:13.00 Taxes:259.00
20140915-0084059

FOR AND 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 ACKNOWLEDGED, I, Kenneth Lee Knight , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Morris and Kelley Morris, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly one-half of Lot No. 11, Block "D" on the Map of Crestview Estates, as of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which plan references is hereby given for a more complete and accurate description.

Being the same property conveyed to Joe Q. Knight and Kenneth Lee Knight, as tenants in common with right of survivorship from Joe Q. Knight by Quitclaim Deed dated May 11, 2010 of record in Instrument No. 201000524-0040013, Register's Office for Davidson County, Tennessee. Said Joe Q. Knight having since died on November 20, 2013.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF CRESTVIEW ESTATES, BLOCK D, OF RECORD IN PLAT BOOK 843, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is not the principal residence of the Grantor named herein.****

unimproved ☐

This is improved ☑ property, known as 705 Bixler Ave., Madison, TN 37115
(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 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 hand this 12th day of September, 2014.

Kenneth Lee Knight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth Lee Knight**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

