Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
William W Knox IV 73 Lutie St Nashville, TN 37210	New Owner	119-06-0-091.00

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Scott Roark and wife Nancy Roark**, have this day bargained and sold and by these presents to hereby transfer and convey to **William W. Knox IV and wife Helen K. Knox**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 36 fronts 60 feet on the southerly margin of Lutie Street and extended back between parallel lines 160 feet to a dead line.
>
> BEING that same property conveyed to Scott Roark and wife, Nancy Roark by Special Warrant Deed from Household Financial Center, Inc. of record in Instrument #20140721-0064682, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is property known as: 73 Lutie Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2014 real property taxes, which taxes are being prorated between parties, the grantees giving unto the grantors their proportionate share, and

BILL GARRETT, Davidson County
Trans:T20140096725 DEEDWARR
Recvd: 12/29/14 09:57 2 pgs
Fees:13.00 Taxes:610.13
20141229-0118253

assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 19th day of December, 2014.

Scott Roark

Nancy Roark

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Scott Roark and Nancy Roark, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 19th day of December, 2014.

Notary Public

My Commission Expires: 5/20/2017

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE]
SS.
COUNTY OF ~~RUTHERFORD~~ Williamson]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $164,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 19th day of December, 2014.

Notary Public

My Commission Expires: 6-17-17

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY