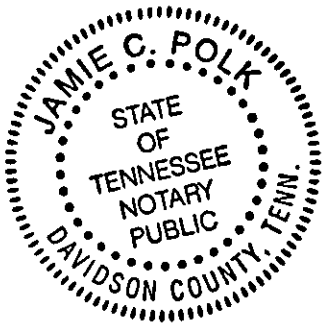
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Thomas Knowe	PrimeLending	07301014000
(NAME)	(NAME)	
2201 Milton Drive	18111 Preston Rd. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150015506 DEEDWARR
Recvd: 03/03/15 10:28 2 pgs
Fees:13.00 Taxes:714.10
20150303-0018377

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, **Emily Sellars Duvall, Married and Edward D. Sellars, Married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Thomas Knowe and Madison Lynn Hohman Knowe, husband and wife**, 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 located in Davidson County, Tennessee, being Lot No. 45 on the Map of Highland View Subdivision, as of record in Book 1424, Page 39, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Edward D. Sellars and Emily Sellars Duvall, by Life Estate Deed from Nancy L. Sellars, dated 02/02/2012, recorded 02/09/2012 as recorded of Record in Book 20120209-0011532, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters shown on the plat of record as Plat Book 1424, Page 39, Davidson County, in the state of Tennessee.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.

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 2201 Milton Drive, Nashville, TN 37216

(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 27th day of February, 2015.

Emily Sellars Duvall

Edward D. Sellars

State of Tennessee
County of Williamson

Personally appeared before me Emily Sellars Duvall and Edward D. Sellars, 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 27th day of February, 2015.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

