(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016653 DEEDWARR
Recvd: 03/09/15 08:54 2 pgs
Fees:13.00 Taxes:481.00
20150309-0019699

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ariel R. Lavery and Christopher Lavery, wife and husband	Peoples Home Equity, Mortgage Lending	072 06 0 053.00
(NAME)	(NAME)	
912 Maynor Avenue	2494 N. Mt, Juliet Road, Suite 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars ($130,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suzanne E. Knoble, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ariel R. Lavery and Christopher Lavery, wife and husband**, 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 No. 22 on the Map of Maynor Place, as of record in Book 843, Page 24, said Register's Office.

Said Lot No. 22 fronts 60 feet on the southerly side of Maynor Avenue, and extends back 155.5 feet on the westerly line and 156.6 feet on the easterly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to David G. Knoble, Jr. and wife, Suzanne E. Knoble by Warranty Deed from Ronald L. Close, unmarried and David Thomas Close dated May 23, 1991 and recorded May 24, 1991 in Book 8359, Page 217, in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Suzanne E. Knoble by Quitclaim Deed from David G. Knoble, Jr. dated November 17, 2005 and recorded November 22, 2005 in Instrument No. 20051122-0140962, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
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unimproved ☐
This is improved ☒ property, known as 912 Maynor Avenue, Nashville, TN 37216

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, has 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 our hands this 3rd day of March, 2015.

Suzanne E. Knoble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Suzanne E. Knoble, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2015.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-150227