This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20150023332 DEEDWARR
Recvd: 03/31/15 09:18 2 pgs
Fees:13.00 Taxes:277.50
20150331-0027549

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Steven Knudson	SAME
1603 Canyon Dr.	
Columbia, TN 38401	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Larry G. Davis, unmarried** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Steven Knudson** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 9, BRYANT HEIGHTS, as shown on plat of record in Plat Book 1835, Page 126, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Peggy A. Davis to Larry G. Davis as recorded on the 28th day of July, 2000 in Instrument No. 200007280074494 and Warranty Deed from Alva L. Swoape, unmarried to Larry G. Davis and wife, Peggy A. Davis as recorded on the 3rd day of August, 1989 in Deed Book 7905, Page 873, in the Register's Office of Davidson County, Tennessee.

Tax Parcel #119-10-048.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of March, 2015.

GRANTOR:

Larry G. Davis

STATE OF TENNESSEE

COUNTY OF Maury

Before me, Teresa J. Smith, a Notary Public of the County and State first above written, personally appeared Larry G. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2015.

TERESA J. SMITH (SEAL) STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Teresa J Smith
Notary Public
My Commission Expires: September 18, 2017

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of March, 2015.

TERESA J. SMITH (SEAL) STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Teresa J Smith
Notary Public
My Commission Expires: 9-18-17