BILL GARRETT, Davidson County
Trans:T20150025515 DEEDWARR
Recvd: 04/07/15 10:14 2 pgs
Fees:13.00 Taxes:473.60
20150407-0030273

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Byron White & Sharon White
2827 Blue Brick Dr.
Nashville, TN 37214

MORTGAGEE
None.

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 096-06-0
PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Helen J. Knight, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Byron White and wife, Sharon White,** 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. 13 on the Map of Section I Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adrian T. Knight and wife, Helen J Knight by Warranty Deed from Rovene W. Sperry and Patsy Sperry Eatherly dated April 10, 1985, filed for record in Book 6531, page 310, Register's Office for Davidson County, Tennessee. Adrian T. Knight deceased, leaving Helen J. Knight as sole surviving spouse.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1581, Page 427; right of way easement of record in Instrument Number 20140114-0003778; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 50, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2827 Blue Brick Dr., Nashville, TN 37214.**

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 our hands this 31st day of March, 2015.

Helen J. Knight

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Helen J. Knight, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 2015.

NOTARY PUBLIC

MELISSA EODY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires:

MY COMMISSION EXPIRES:
JANUARY 24, 2017