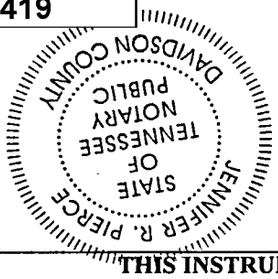
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/15 12:13 2 pgs
Fees:13.00 Taxes:259.00
20150407-0030419



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 3rd day of April, 2015.

Notary Public
My Commission expires: 1-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edward T. Fedorovich	New Owner	071-08-0-125.00
7305 Autumn Crossing Way		
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert W. McKnight and wife, Mary Ann McKnight**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward T. Fedorovich,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 160 on the map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for said County. Said Lot No. 160 fronts 62.6 feet on the side of Jones Circle and runs back between lines, 192.8 feet on the north line and 187.8 feet on the south line to a dead line in the rear on which it measures 51 feet.

Being the same property conveyed to Robert W. McKnight and wife, Mary Ann McKnight from James Edward McKnight by Deed on September 26, 2005, of record in Instrument Number 20050927-0115612, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 91, as amended in Book 10197, Page 642, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2023 Jones Circle, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 3, 2015.

Robert W. McKnight
Robert W. McKnight

Mary Ann McKnight
Mary Ann McKnight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert W. McKnight and Mary Ann McKnight** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 3, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY