WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150042229 DEEDWARR
Recvd: 06/01/15 10:04 2 pgs
Fees: 13.00 Taxes: 1202.50
20150601-0050216

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Britney Kennedy	Farmington Mtg.	180-04-0A-120.00-C
(NAME)	(NAME)	
952 Century Oak Drive	2002 Richard Jones Rd. #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James R. Knight and wife, Janet Knight**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Britney Kennedy, unmarried, and Patrick Pope, unmarried**, 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 in Davidson County, Tennessee, being Lot No. 41 on the Plan of Highland Creek, Section 2, of record in Instrument Number 20030424-0055118 , Register's Office for said County, to which reference made for a more complete description. See also Certificate of Correction in Instrument No. 20050310-0026513, said Register's Office.

Being the same property conveyed to James R. Knight and wife Janet Knight by Warranty Deed from Classic Homes BOS, LP., dated 6/2/2004, recorded 6/16/2004 of record in Instrument No. 20040616-0071052, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Instrument Number 20030424-0055118 and Surveyor's Certificate of Correction of record in Instrument Number 20050310-0026513, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 11568, Page 301 and Book 11568, Page 311 and Instrument No. 20000413-0037474, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

The Openspace for Highland Creek Homeowners Assoc, of record in Instrument No. 20031014-0151693 and Instrument No. 20041229-0153516, in the Register's Office for Davidson County, Tennessee.

A stormwater detention agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.

2015 taxes and subsequent years, a lien not yet due and payable.

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 952 Century Oak Drive, Nashville, TN 37211
(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 29th day of May, 2015.

James R. Knight

Janet Knight

State of Tennessee
County of Williamson

Personally appeared before me James R. Knight and Janet Knight, 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 29th day of May, 2015.

Notary Public
My Commission Expires: 8/21/17

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
DONALD R. BARRETT, JR.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027