WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097717 DEEDWARR
Recvd: 11/17/15 13:38 2 pgs
Fees:13.00 Taxes:2011.32
20151117-0116575

O-VRES-15-2207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gerard Knab and Ruth Knab	**New Owner**	
(NAME)	(NAME)	**104-16-0-033.00**
2207 18th Avenue South	**New Owner**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DENA L. BENSON-SCEARCE (F/K/A DENA LYNN SCEARCE), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GERARD KNAB AND RUTH KNAB, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the north 50 feet of Lot No. 42 on the Revised Plan of G.W. Blair's Belmont Heights of record in Plat Book 332, Page 56, in the Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 42 fronts 50 feet on the western side of Baxter Avenue and extends back westerly between parallel lines 143 feet to an alley.

Being the same property conveyed to Dena Lynn Scearce by Warranty deed from David R. Kelley and wife, Lisa Robbins of record in Instrument No. 20080731-0078473 Register's Office for Davidson County, Tennessee, dated July 29, 2008 and recorded on July 31, 2008. The said Dena Lynn Scearce having since married and is now known as Dena Benson-Scearce.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 56, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2207 18th Avenue South, Nashville, Tennessee 37212**.

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 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 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 my/our hand(s) this the 13th DAY OF NOVEMBER, 2015.

Dena L. Benson-Scearce

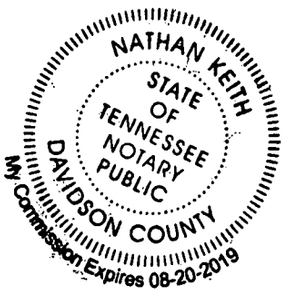
April Benson-Scearce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENA L. BENSON-SCEARCE and APRIL BENSON-SCEARCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212