BILL GARRETT, Davidson County
Trans:T20160002213 DEEDWARR
Recvd: 01/11/16 09:38 2 pgs
Fees:13.00 Taxes:7.40

20160111-0002420

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,000.00

Joni Belyea
Affiant

Subscribed and sworn to before me, this 7th day, of January, 2016.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert E. Wood	New Owner	P/O 133-08-0-042.00
541 Cathy Jo Circle		
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maurice A. Knight,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert E. Wood and wife Joyce A Wood,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron rod in the easterly right of way of Cathy Jo Circle, said point being the northwestern corner of the Robert Wood property, being described as Lot 51 in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee.

Thence, with the north line of Lot 51, North 88 degrees 03 minutes 13 seconds East, 232.81 feet to an iron rod at the northeast corner of said Lot 51, in the west line of Maurice Knight's property, as described in Deed Book 4797, Page 290, Register's Office for Davidson County, Tennessee, being the True Point of Beginning;

Thence, with Knight's west line, North 07 degrees 14 minutes 18 seconds East, 64.35 feet to an iron rod at Knight's northwest corner.

Thence, with Knight's north line, South 77 degrees 26 minutes 49 seconds East, 92.24 feet to an iron rod witness, continuing 84.90 feet, in all 177.14 feet, to the approximate centerline of the creek.

Thence, with a new line through Knight, with the approximate centerline of the creek for the next 6 calls, South 08 degrees 57 minutes 03 seconds East, 81.19 feet;

Thence, South 20 degrees 32 minutes 13 seconds West, 56.80 feet;

Thence, South 38 degrees 00 minutes 17 seconds West, 58.06 feet;

Thence, South 45 degrees 46 minutes 11 seconds West, 93.92 feet;

Thence, South 55 degrees 42 minutes 32 seconds West, 47.82 feet;

Thence, South 80 degrees 40 minutes 59 seconds West, 63.93 feet to a point in Knight's West line;

Thence, with Knights west line, North 06 degrees 46 minutes 08 seconds East, 40.46 feet to a concrete monument at the southeast corner of Lot 51;

Thence, with the east line of Lot 51, North 07 degrees 09 minutes 03 seconds East, 218.13 feet to the point of beginning and containing 47633 square feet of 1.0935 acres.

Being a portion of the same property conveyed to Maurice A. Knight and wife, Betty L. Knight by Deed from Joe C. Smithson and wife, Vivian R. Smithson, of record in Book 4797, Page 290, dated April, 29, 1971, said Register's Office.

The said Betty L. Knight having died on Nov 3rd 2007, in Davidson County, TN, leaving her husband Maurice A. Knight surviving as tenant by the entirety.

This property is improved property known as **541 Cathy Jo Circle, Nashville, TN, 37211.**

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 7th day of January, 2016.

Maurice A Knight by Ronald W Knight his Attorney in Fact

Maurice A. Knight, by Ronald W. Knight, his Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Ronald W. Knight**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Maurice A. Knight**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Maurice A. Knight,** and appearing of record in Instrument No. 20150529-0049673, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 7th day of January, 2016.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015103989