QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160008188 DEEDQC
Recvd: 02/01/16 09:08 2 pgs
Fees: 12.00 Taxes: 0.00
20160201-0009159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie WP Knight and James B. Knight	**New Owner**	
(NAME)	(NAME)	**172-12-0A-125.00-CO**
1440 Woodfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHANIE KNIGHT AND JAMES B. KINIGHT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **STEPHANIE WP KNIGHT AND JAMES B. KNIGHT, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Section Eight, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6 and Book 7900, Page(s) 387 and 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lance Osborne and wife, Sarah D. Osborne by Warranty deed from Dennis E. Coakley and wife, Marilyn P. Coakley of record in Instrument No. 20071219-0145567 Register's Office for Davidson County, Tennessee, dated December 14, 2007 and recorded on December 19, 2007. (Value of consideration shown in aforementioned deed $184,900.00.)

Being the same property conveyed to Stephanie Knight and James Kinight, wife and husband by Warranty deed from Lance Osborne and wife, Sarah D. Osborne of record in Instrument No. 20140428-0035664 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 28, 2014. (Value of consideration shown in aforementioned deed $225,000.00.)

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **1440 Woodfield Drive, Nashville, Tennessee 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 25 day of January, 2016.

STEPHANIE KNIGHT

JAMES KINIGHT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE KNIGHT AND JAMES KINIGHT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of January, 2016.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212