BILL GARRETT, Davidson County
Trans:T20160022743 DEEDWARR
Recvd: 03/21/16 10:41 2 pgs
Fees:13.00 Taxes:806.60
20160321-0026394

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Return To: Four Star Title, LLC 2506 N. Mt. Juliet Road Mt. Juliet, TN 37122 #16-0017 JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $218,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MARCH, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES 3-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-7938 HARRIS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gabriel D. Harris and Amra Y. Harris	New Owners	13308004000
455 XXXXXXXXX Benita Dr.		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAURICE A. KNIGHT, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GABRIEL D. HARRIS AND AMRA Y. HARRIS, HUSBAND AND WIFE, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as XXXXXXXXXXXXXXXXXXXXXXXXX 455 Benita Drive, 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/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 hand on the 17th day of March, 2016.

Maurice A. Knight by Danny R. Knight, Attorney-in-Fact

Maurice A. Knight, by: Danny R. Knight, as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 17th day of March, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Danny R. Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Maurice A. Knight for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Maurice A. Knight.

*Power of Attorney recorded at Inst.#20150529-0049673

Witness my hand and official seal at Franklin, Tennessee.

Notary Public

My Commission Expires 3-27-2016

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Tract I Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Windsor Park Subdivision, as of record in Book 3600, Page 64, Register's Office for said County.

Being the same property conveyed to Maurice A. Knight and wife, Betty A. Knight* by Warranty Deed from Maurice Karr, Trustee, recorded on the 8th day of May, 1969 in Deed Book 4331, Page 571, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Maurice A. Knight pursuant to a power of attorney executed by the same on the 05/29/2015, and being filed for in Instrument # 200150529-0049673, Register's Office for Davidson County, Tennessee.

*Betty A. Knight being one and the same as Betty L. Knight, having since died on November 3, 2007

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINDSOR PARK, as recorded in Plat Book 3600, Page(s) 64, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3251, Page 18, Book 3792, Page 445, Book 3816, Page 784 and Book 4331, Page 571, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement recorded in Book 6710, Page 417.