BILL GARRETT, Davidson County
Trans:T20160023193 DEEDWARR
Recvd: 03/22/16 09:51 2 pgs
Fees:13.00 Taxes:555.00
20160322-0026970

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rachel M. Tran	NEW OWNER	Parcel ID:
500 Castlegate Drive		14901007700
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cynthia Knox, f/k/a Cynthia D. Stucki, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rachel M. Tran, married woman, J. Michael Wood, married man, and Diem Vo, unmarried woman as tenants in common with right of survivorship
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 72 on the Plan of Hunters Run, Section One, First Revision, of record in Plat Book 9700, Page 341, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia D. Stucki by deed from Butler Construction, LLC, of record in Book 10816, Page 103, dated February 26, 1998, Register's Office for said County. The said Cynthia D. Stucki is now known as Cynthia Knox.

This conveyance is subject to Restrictions of record in Book 10378, Page 110, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 341, said Register's Office; (3) Memorandum of Option of record in Instrument 20060717-0085672, said Register's Office.

Cynthia D. Stucki and Cynthia Knox being one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1501 Brass Oak Trace, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 18th day of March, 2016.

Cynthia Knox
Cynthia Knox

STATE OF FLORIDA
COUNTY OF Lee

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

Witness my hand and official seal this 18th day of March, 2016.

My Commission Expires: 7/15/19

Mary H Sroczynski Goldrick
Notary Public

Mary H Sroczynski Goldrick

