WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027211 DEEDWARR
Recvd: 04/04/16 15:36 2 pgs
Fees:13.00 Taxes:1276.50
20160404-0032070

File No. 0001684

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Dooley, *et ux.*	New Owner	102-08-0-097.00
(NAME)	(NAME)	
6505 Fleetwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Pamela J Brown, joined by her husband, Jeffrey L. Knutson, by and through their attorney in fact, Leslie Membrillo,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A Dooley and Kathryn Dooley, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Horton Heights Section X of record in Plat Book 2133, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southeasterly margin of Fleetwood Drive at the corner of Lot Nos. 61 and 26; thence, with the line between said lots Southeasterly 216 feet to a point; thence, North 83 degrees 58' East 105.2 feet to a point; thence, North 22 degrees 12' East 77.4 feet to a point; thence, North 49 degrees 47' West 265 feet to the margin of Fleetwood Drive; thence, with the margin of same Southwesterly 149 feet to the point of beginning.

Being the same property conveyed to Pamela J. Brown, a single woman by Warranty deed from William Perry Baker and wife, Kathleen O. Baker, formerly known as Kathleen O. Kiss of record in Instrument No. 20050617-0069546 Register's Office for Davidson County, Tennessee, dated June 13, 2005 and recorded on June 17, 2005. The said Pamela J. Brown having since married Jeffrey L. Knutson, who joins in this conveyance to convey any marital interest in the property he may have obtained as spouse of Pamela J. Brown.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6505 Fleetwood Drive, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of April, 2016.

Pamela J. Brown, by Leslie Membrillo, attorney in fact

Pamela J. Brown, by Leslie Membrillo, attorney in fact

Jeffrey L. Knutson, by Leslie Membrillo, attorney in fact

Jeffrey L. Knutson, by Leslie Membrillo, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Membrillo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be power of attorney for Pamela J. Brown and Jeffrey L. Knutson, the within named bargainors, and that he/she as such power of attrorney, executed the foregoing instrument for the purpose therein contained, by signing the name of Pamela J. Brown and Jeffrey L. Knutson by himself/herself as their attorney in fact (*See also* Power of Attorney recorded simultaneously herewith at Instrument No. 20160404-0032069, R.O.D.C.).

Witness my hand and official seal at Nashville, Tennessee, this 1 day of April, 2016.

Tabatha Edwards
NOTARY PUBLIC

My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206