BILL GARRETT, Davidson County
Trans:T20160029746 DEEDWARR
Recvd: 04/12/16 15:09 2 pgs
Fees:13.00 Taxes:1073.00

20160412-0035092

WARRANTY DEED

CR16-2827

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 8-23-2016

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Rokicki	MORTGAGE INVESTORS GROUP ~~Christopher A. Rokicki~~	
2827 Barclay Drive	(NAME) 8320 E. WALKER SPRINGS LN. #200 ~~2827 Barclay Drive~~	
(ADDRESS) Nashville, TN 37206	(ADDRESS) KNOXVILLE, TN 37923 ~~Nashville, TN 37206~~	094-03-0-028-00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDY M. KNOWLES AND WIFE, DIANNE F. KNOWLES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER ROKICKI, AN UNMARRIED MAN AND TORI CHARETTE, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 211 on the Plan of Fortland Park, Section 1 of record in Plat Book 2663, Page 61, 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 Randy M. Knowles and wife, Dianne F. Knowles by Warranty deed from Dianne F. Knowles, married of record in Instrument No. 20100803-0060860 Register's Office for Davidson County, Tennessee, dated August 2, 2010 and recorded on August 3, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2663, Page 61, Book 2753, Page 612 and amended in Book 2431, page 100; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2827 Barclay Drive , Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and 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 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/our hand(s) this 8th day of April, 2016.

Randy M. Knowles

Dianne F. Knowles

STATE OF Tennessee
COUNTY OF Williamson

On this 8th day of April, 2016, before me personally appeared Randy Knowles and Martha Dianne Knowles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 8th day of April, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959