WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/16 11:43 3 pgs
Fees:18.00 Taxes:629.00
20160526-0053118

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: ~~March 31, 2020~~ 3/18/19 (AFFIX SEAL)

TRACI PULLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaQuenta S. Lucas	Movement Mortgage LLC	150-11-0-267.00
(NAME)	(NAME)	
3713 Belle Oaks Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy D. Knott and wife, Carrie L. Knott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **LaQuenta S. Lucas, unmarried and Kawees Hasan, unmarried, tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District, formerly the Third Civil District, of Davidson County, Tennessee, being Lot No. 4 on the Plan of Belle Oak, Phase 1, a subdivision, of record in Book 6900, Page 768, register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy D. Knott and wife, Carrie L. Knott by Quit Claim Deed dated 05/23/2006 from Carrie Knott, for the purpose of creating a tenancy by the entirety of record in Instrument 200605310064086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Book 6900, Page 768; 2. Restrictions of record in Book 7821, Page 266, said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3713 Belle Oaks Drive, Antioch, TN 37013
(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/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 hands this 25th day of May, 2016.

Timothy D. Knott

Carrie L. Knott

State of Tennessee
County of Rutherford

Personally appeared before me Timothy D. Knott and Carrie L. Knott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2016.

Notary Public Carol M. Holmes
My Commission Expires: March 31, 2020

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

True Copy Certification

I, **Dolly T. Peay**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/18/2019**

