WARRANTY DEED

THIS INDENTURE, made and entered into this **27th day of May, 2016**, by and between **Shelby Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called Grantors, and **Alida S. McKnight and Quincy McKnight, wife and husband as joint tenants,** hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Antioch**, County of **Davidson** State of **Tennessee,** to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: **Plat Book 6900, Page 513, Plat Book 8047, Page 125, all in said Register's Office, and except for 2016 Davidson County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Davidson County DEEDWARR
Recvd: 05/27/16 13:08 4 pgs
Fees:23.00 Taxes:666.00
20160527-0053738

Shelby Holdings, LLC, a Tennessee Limited Liability Company

BY: _____

Ewell D. Miller as Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned notary public of the State and County mentioned, personally appeared Ewell D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Shelby Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Signatory.

WITNESS my hand and notarial seal at office this **27th day of May, 2016.**

My commission expires:

Monica Chamness
Notary Public

MONICA CHAMNESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires March 19, 2019

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Wilson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **180,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Todd A Richards
Affiant

Subscribed and sworn to before me this the **27th day of May, 2016.**

My Commission Expires: 5/8/18

Notary Public

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner's Name and Mailing Address:
Alicia McKnight
3012 Brantley Drive
Antioch, TN 37013

Property Address:
3012 Brantley Drive
Antioch, TN 37013

Person responsible for the payment of taxes:
Alicia McKnight
3012 Brantley Drive
Antioch, TN 37013

Prepared by:
and
Return to: CloseTRAK, LLC
8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

Return to:
Main Street Title & Ins
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

EXHIBIT "A"

Lot 1, Percy Priest Meadows Addition, Section 1, as shown on plat of record in Plat Book 6900, Page 513, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Trustee's Deed of record at Instrument No 20150624-0060488, all in said Register's Office.

Parcel Number: 150-06-0-234.00

True Copy Certification

I, Todd Richards, do hereby make oath that I am 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.

Todd Richards
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Todd Richards who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

