BILL GARRETT, Davidson County
Trans:T20160047641 DEEDWARR
Recvd: 06/06/16 14:52 3 pgs
Fees:18.00 Taxes:3237.50
20160606-0056960

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:

Colin David McKnight
Elizabeth Jane Davis
108 Alton Road
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0273

Map 129 Group 08-0 Parcel 132.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Seventy-Five Thousand and 00/100 Dollars** (**$875,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **STEPHANIE RENEE RISHEL, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **COLIN DAVID MCKNIGHT AND ELIZABETH JANE DAVIS*** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

*husband and wife

Land in Davidson County, Tennessee, being Lot No. 4 of Block "D" on the Map of the Second Revised Plan Highlands Of Belle Meade No 2 as of record in Plat Book 1130, Page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Stephanie Renee Rishel, by Quitclaim Deed from Rodney Eugene Rishel, Jr., dated April 14, 2014, and of record Instrument No. 20140429-0035895, Register's Office for Davidson County, Tennessee. Also see Warranty Deed of record in Instrument No. 20050421-0044735, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 108 Alton Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **May, 2016**.

STEPHANIE RENEE RISHEL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, STEPHANIE RENEE RISHEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **May, 2016**.

NOTARY PUBLIC

My commission expires: _____

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ 875,000.00 .

AFFIANT

Sworn to and subscribed to before me this 23 day of **May, 2016**.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018