BILL GARRETT, Davidson County
Trans:T20160050453 DEEDWARR
Recvd: 06/14/16 15:04 2 pgs
Fees:13.00 Taxes:1091.50
20160614-0060311

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Affiant Subscribed and sworn to before me, this the 10th day of June, 2016. Notary Public My commission expires: 8-23-16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric J. Rajotte	New Owner	
905 Earps Court		06104008600
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DENISE KNUTSON AND MATTHEW KNUTSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC J. RAJOTTE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 11th, formerly the 18th, Civil District of said County, being Lot No. 26 on the Plan of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A.J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by S.R. Sanford, Jr, Civil Engineer, June 30, 1938 as follows:

Beginning on the easterly margin of Log Cabin Road as widened, formerly Ferguson Avenue, at a point 195 feet South of the southerly margin of Ruskin Avenue, said point being the corner of lots Nos. 25 and 26, thence with the easterly margin of said Road southwardly 100 feet to the corner of lots Nos. 26 and 27; thence with the line between said two lots eastwardly 250.94 feet to the common corner of lots Nos. 26, 27, 36, and 37; thence with the between lot Nos. 26 and 37 northwardly 100.8 feet to the common corner of lots Nos. 25, 26, 37 and 38; thence with the line between lots Nos, 25 and 26 westwardly 238.42 feet to the beginning.

Being the same property conveyed to Denise Knutson and wife, Matthew Knutson by Warranty deed from Terry O. Polston and Judy M. Polston, married of record in Instrument No. 20100510-0035760 Register's Office for Davidson County, Tennessee, dated April 30, 2010 and recorded on May 10, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4910 Log Cabin Road, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2016.

Denise Knutson

Matthew Knutson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Denise Knutson and Matthew Knutson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018