Davidson County	**DEEDWARR**
Recvd: 06/17/16 14:26	**2 pgs**
Fees:13.00 Taxes:1720.50	
20160617-0061867	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Colin Sutker and Andrea Jacobs	Pinnacle Bank	083 07 0 016.00
(NAME)	(NAME)	
1 Waters Ave	P.O. Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine Knight, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colin Sutker and Andrea Jacobs, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of George C. Waters Addition to Nashville of record in Plat Book 161, Page 141, in the Register's Office for Davidson County, Tennessee, further described according to a survey made by Wright & Associates 2716 Crestdale Drive, Nashville, TN 37214, License # 1014, dated February 13, 1991 as follows:

Beginning at the southwest corner of the herein described tract, said point also being the common corner of Porter Road and Waters Avenue; thence with the northerly margin of Waters Avenue Easterly 144.0 feet to a point; thence Northerly 160.0 feet to the southerly margin of an alley; thence with said alley westerly 86.0 feet to the easterly margin of Porter Road; thence with the easterly margin of Porter Road southwesterly 174.2 feet to the point of beginning.

Being the same property conveyed to Katherine Knight, unmarried by Warranty Deed from Hernan Borda and Jamy D. Borda, husband and wife dated August 12, 2013 and recorded August 19, 2013 as Instrument No. 20130819-0086785, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1 Waters Ave, Nashville, TN 37206

File Number: GRN-163098FC

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this . 15th day of June 2016

Katherine Knight

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Katherine Knight, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, 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 correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Commission Expires 4-24-2018

File Number: GRN-163098FC