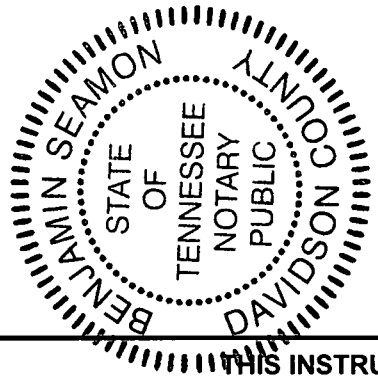
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Clancy	Mortgage Investors Group	051030076
(NAME)	(NAME)	BILL GARRETT, Davidson County
815 Chadwell Drive	8320 E Walker Springs Ln, Ste 200	Trans:T20160069946 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/12/16 09:17 2 pgs
Madison, TN 37115	Knoxville, TN 37923	Fees:13.00 Taxes:713.73
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160812-0084000

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, **Terry C. Knight and Mary Martin Knight, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Megan Clancy, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson county, state of Tennessee, Described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. No. 103 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office of said County, and described as follows:

Beginning at a point in the southerly margin of Chadwell Drive at the corner of Lots Nos. 103 and 104; thence with the line between said lots 150 feet to the corner of Lot 102; thence with the line between Lots Nos. 102 and 103 southwesterly 159.78 feet to the northerly margin of Barbara Drive; thence with the margin of same northwesterly 187.25 feet to the beginning of a curve; thence around said curve northerly 32.61 feet to the margin of Chadwell Drive; thence with the margin of the same northeasterly 190 feet to the point of beginning.

Being the same property conveyed to Terry C. Knight and Mary C. Martin, unmarried Persons as joint tenants with the Right of survivorship by Warranty Deed dated 08/27/1993 from Edna E. Roark a/k/a Edna E. Savage and husband Robert Eugene Savage of record in Book 9064, Page 506, Register's Office for Davidson County, Tennessee. The said Terry C. Knight and Mary C. Martin having since married. The said Mary C. Martin is now known as and one and the same as Mary Martin Knight.

This conveyance is subject to: All matters as set forth on Plat of record in Book 2133, Page 75; Restrictive Covenants of record in Book 2204, Page 47, 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 815 Chadwell Drive, Madison, TN 37115

(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), her 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), her 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 9th day of August, 2016.

Terry C. Knight

Mary Martin Knight

State of Tennessee
County of Wilson

Personally appeared before me Terry C. Knight and Mary Martin Knight, 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 9th day of August, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122