STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $245,900

Affiant Janet Knight

Subscribed and sworn to before me on this 10th day of August, 2016

Notary Public

My Commission Expires: 7/15/20

STEPHEN E. GRAUBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument Prepared By:
Stephen E. Grauberger
Franklin Business Law, PLLC
1224 Columbia Avenue
Franklin, TN 37064

ADDRESS NEW OWNER
Jennifer Eakes
4146 Brick Church Pike
Whites Creek, TN 37189

SEND TAX BILL TO
SAME

MAP/PARCEL
041 / 00003100

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kacey Knight and wife, Janet Knight, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jennifer Eakes, a married woman, hereinafter called the Grantee, her heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A small tract of Land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, being part of the Lot No. 5 on the Division of the Thomas J. Shaw Lands, as of record in Minute Book Q, page 470, County Court for said County and described from a survey made by J. E. Maddux, September 11, 1954, as follows:

Beginning at a point in the southerly margin of Brick Church Pike at the northwest corner of the property conveyed to E. C. Vinson and wife, Mary Y. Vinson, by deed from Walter Hines Collins and wife, of record in Book 2333, page 342, Register's Office for said County; thence along Vinson's line, south 38 degrees west 386.1 feet to an iron pin; continuing with this line, north 69 degrees west 142 feet to an iron pin; thence leaving his property north 1 ½ degrees east 539 feet to an iron pin in the southerly margin of Brick Church Pike; thence with said pike, south 52 degrees east 429.7 feet to the beginning, containing 2.18 acres.

Being the same property conveyed to Kacy Knight and wife, Janet Knight, from Kacy Knight on May 26, 2010, by Quitclaim Deed, of record in Instrument Number 20100601-0041750, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kacy Knight by deed from Regina Knight, a widow, of record in Instrument Number 20081219-0121656, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160071563 DEEDWARR
Recvd: 08/17/16 12:40 3 pgs
Fees:18.00 Taxes:909.83
20160817-0085903

This conveyance is made subject to 2015-2016 taxes, which are assumed in whole by Grantee, and any and all matters of public record relating to said property.

This is improved property known as 4146 Brick Church Pike, Whites Creek, Davidson County, TN 37189.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 10th day of August, 2016.

GRANTORS:

Kacy Knight

Janet Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

This instrument was acknowledged before me this 10th day of August, 2016, by

Kacy Knight

Notary Public

My commission expires: 7/19/20

STEPHEN E. GRAUBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

This instrument was acknowledged before me this 10th day of August, 2016, by

Sandy Knight

Notary Public

My commission expires: 7/19/20

STEPHEN E. GRAUBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY