BILL GARRETT, Davidson County
Trans:T20160080259 DEEDWARR
Recvd: 09/13/16 15:00 2 pgs
Fees:13.00 Taxes:1143.30

20160913-0096317

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2016.

Notary Public
My commission expires: 11/5/18

06-1607-76501

Address of New Owner:	Send Tax Bills to:	Tax Information:
Myra Knox	Mortgage Investors Group	098-06-0-A-260.00-CO
1932 Hawks Nest Dr.	8320 E. Walkers Springs Lane #200	
Hermitage TN 37076	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Matthew Johnson, unmarried and Tina MKay Johnson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Knox and Myra Knox, husband and wife,** hereinafter called the Grantees, their successors 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 Lot No. 234, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument No. 20070419-0047123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Matthew Johnson and wife, Tina MKay Johnson (erroneously referenced as Tina McKay Johnson in prior conveyance) by deed from Shaun P. Callahan and wife, Liza A. Callahan, dated March 19, 2014, recorded March 31, 2014, of record in Instrument No. 20140331-0026325, Register's Office for Davidson County, Tennessee. Final Decree of Divorce filed on June 29, 2016 in the Third Circuit Court for Davidson County, Tennessee at Nashville, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1932 Hawks Nest Dr., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of September, 2016.

William Matthew Johnson

Tina MKay Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William Matthew Johnson and Tina MKay Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 8th day of September, 2016.

Jackie Malone
Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

