WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160096017 DEEDWARR
Recvd: 10/31/16 12:29 2 pgs
Fees: 13.00 Taxes: 922.60
20161031-0114811

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Knowles, Jr. and Lori M. Knowles	New Owner	
(NAME)	(NAME)	
5103 Amalie Drive		16107003000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL JAMES, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM F. KNOWLES, JR. AND LORI M. KNOWLES,** 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, State of Tennessee, described as follows, to-wit: Being Lot No. 30 on the Plan of Section One McMurray Woods, of record in Book 2900, Page 99, Register's Office for said County.

Being the same property conveyed to Michael James, an unmarried man by Warranty Deed from Andrew M. Cate, and wife, M. Jane Jaggers Cate, recorded on the 14th day of July, 2008 in Instrument No. 20080714-0071770, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 2900, Page 99, said Register's Office; Restrictive Covenants of record in Book 3098, Page 639, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6112, Page 93, said Register's Office; and Easement recorded in Book 4653, Page 741, said Register's Office.

unimproved
This is improved x property, known as 5103 Amalie Drive, Nashville, TN 37211
(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 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, 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 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 25 day of Oct. 25, 2016

Michael James

MICHAEL JAMES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael James, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of October, 2016.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 7, 2017

Notary Public