WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160097089 DEEDWARR
Recvd: 11/02/16 14:44 2 pgs
Fees: 13.00 Taxes: 1080.40

28202

20161102-0116039

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2016.

(Affix Seal) Notary Public

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Knott and wife, Leigh Ann Knott	New owner	Map/Parcel
6401 Henry Ford Drive		90-12-72.00
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, BETSY THE BUILDER, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto DAVID KNOTT AND WIFE, LEIGH ANN KNOTT, hereinafter called the GRANTEES, their heirs and assigns, that 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. 117 on the Plan of Charlotte Park Section II, as of record in Book 2663, pages 22 and 23, Register's Office for said County, as follows: Beginning at a point in the Northwesterly margin of Annex Avenue at the corner of Lots No. 116 and 117; thence with the line between said lots Northwesterly 149.8 feet to a point; thence Northwesterly 88 feet to the margin of Henry Ford Drive; thence with the margin of the same, Southeasterly 124.7 feet to the beginning of a curve; thence around said curve, Southerly 39.3 feet to the margin of Annex Avenue; thence with margin of the same, Southwesterly 63 feet to the point of beginning.

Being the same property conveyed to Hari Bernstein and Deborah Bernstein by Warranty Deed from John Sullivan and Teresa L. Sullivan, husband and wife of record in Instrument No. 20150824-0085030, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Betsy The Builder, LLC by Quitclaim Deed from Hari Bernstein and Deborah Bernstein of record in Instrument No. 20151029-0110015, said Register's Office.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2016 are a lien against said property, now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTEES paying their prorata part thereof to GRANTOR.

2. All matters appearing on the Plan of Charlotte Park Section II of record in Plat Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 6401 Henry Ford Drive, Nashville, Tennessee 37209.

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 this 27th day of October, 2016:

Betsy the Builder, LLC

BY: _____, member
Hari Bernstein, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Hari Bernstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member (or other officer authorized to execute the instrument) of Betsy the Builder, LLC, the within named bargainor, a Tennessee limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand, at office, this 27th day of October, 2016:

_____
Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY