This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo., Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 03316011400

NAME & ADDRESS OF NEW OWNER:
Oliver Arce
114 Nelson Court West
Madison, Tennessee 37115

SEND TAX BILLS TO:
new owner

BILL GARRETT, Davidson County
Trans:T20160103568 DEEDWARR
Recvd: 11/23/16 09:10 2 pgs
Fees:13.00 Taxes:462.50
20161123-0123562

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BRIDGET KNIGHT, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **OLIVER ARCE, AN UNMARRIED MAN**"Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105-A on the Zone Lot Division of Lots 100 through 111 of Primrose Meadows, Section Two, as of record in Book 6900, Page 105, amending Book 4860, Page 105, and in Book 5711, page 865, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bridget Knight by Warranty Deed from Charlsye D. Johnson-Hayes (formerly Charlyse D. Johnson), dated 02/15/2007, in Instrument No. 20070226-0023182, of record in the Register's Office for Davidson County, Tennessee .

Rozell Wester joins herein to convey any and all marital rights he may have in and to the property by virtue of his marriage to Bridgett Knight.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6900, page 105 and amended in Book 4860, page 105 and in Book 5711, page 866, Register's Office for Davidson County, Tennessee.; Sanitary Sewer Easement of record in Book 5116, page 352, Register's Office for Rutherford County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Primrose Meadows Subdivision of record in Book 7976, page 410., all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons;

This is improved property known as 114 Nelson Court West, Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of November, 2016.

Bridget Knight

Rozell Wester

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bridget Knight and Rozell Wester the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of November, 2016.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-20-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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