BILL GARRETT, Davidson County
Trans:T20160104772 DEEDWARR
Recvd: 11/29/16 10:40 3 pgs
Fees:18.00 Taxes:1073.00
20161129-0125025

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeffrey A. Knight
144 Tulip Grove Pt
Hermitage, TN 37076-4348

SEND TAX BILL TO:
Mortgage Investors Group
8320 E. Walker Springs Ln.
Suite 200
Knoxville, TN 37923

MAP/PARCEL 086-12-0A-021.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Dustin Phillip Fulton and wife, Talia Kissinger Fulton,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey A. Knight, a single man and Hollie Hongosh, a single woman, as joint tenants in common with rights of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Final Plat Revision of Section One Tulip Grove Pointe "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dustin Phillip Fulton and Talia Kissinger Fulton, husband and wife by Warranty deed from Wright Farms, L.L.C., a Tennessee limited liability company of record in Instrument No. 20150615-0056562 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 15, 2015

This is improved property known as: **144 Tulip Grove Pt, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060905-0109478, and

restrictions in Instrument Number 20060627-0076734, as amended and restated at Instrument No. 20110831-0067559, and further amended at Instrument No. 20140213-0012929 and Instrument No. 20150928-0098458, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18 day of November, 2016.

Dustin Phillip Fulton by Talia Kissinger Fulton as attorney in fact

Dustin Phillip Fulton by Talia Kissinger Fulton As Attorney In Fact, recorded in Instrument No.

_____,

Register's Office for Davidson County, Tennessee.

Talia Kissinger Fulton

Talia Kissinger Fulton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Talia Kissinger Fulton, as attorney-in-fact for Dustin Phillip Fulton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Dustin Phillip Fulton, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Talia Kissinger Fulton, and recorded simultaneously herewith in Instrument No. 20161129-0125024, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 18 day of November, 2016.

SHAWN NORSWORTHY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES September 17, 2017

_____
Notary Public

Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Talia Kissinger Fulton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18 day of November 2016.

SHAWN NORSWORTHY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES September 17, 2017

_____
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me this the 18 day of November 2016.

NOTARY PUBLIC

My Commission Expires: 9-10-2018

File No: 169831

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY