AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of February, 2017, by and between Patricia A Jackson, unmarried, party of the first part, and Sean Knisely and Amelia ~~Xxxxx~~ Ferrell ~~Xxxxxx~~, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 2 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being all or part of the same property conveyed to Robert B. Jackson, Jr. and Patricia A. Jackson by virtue of that certain Warranty Deed dated April 23, 1970, and being of record at Book 4412, Page 898 in the Register's Office of Davidson County, Tennessee. Robert B. Jackson, Jr. and Patricia A. Jackson remained tenants by the entirety until the death of Robert B. Jackson, Jr. on January 1, 2009 leaving Patricia A. Jackson as the remaining tenant by the entirety.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4175, Page 82 and 83 and Book 4361, Page 11 in the Register's Office of Davidson County, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Patricia A Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patricia A Jackson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

BILL GARRETT, Davidson County
Trans:T20170021623 DEEDWARR
Recvd: 03/14/17 09:55 2 pgs
Fees:13.00 Taxes:666.00
20170314-0024825

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Sean Knisely and Amelia Ferrell
2402 Oakwood Ave.
Nashville, TN 37207

Tax Parcel No 07104021900

Property Address: 2402 Oakwood Ave
Nashville, TN 37207

MAIL TAX
BILLS TO: Bank of Tennessee
301 E. Center Street
Kingsport, TN 37660

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of February, 2017.

Notary Public

My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017