|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$500,000.00
|X _____
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 27th day of March, 2017.
| _____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert Knight and Cynthia Knight 102 Guill Ct. Nashville, TN 37214	New Owner	075-11-159.00 (Tract 1) 108-16-227.00 (Tract 2) 075-07-260.00 (Tract 3) 075-07-292.00 (Tract 4)

For and in 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,

Brian Barger and Catina Barger, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bert Knight and Cynthia Knight, husband and wife

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:

Please see attached Exhibit "A"

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 538-542 (Tract 1,3 and 4) and Plat Book 6250, Page 901 (Tract 2), Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6619, Page 777, amended in Book 8030, Page 757, and Book 6455, Page 135, (Tract 1, 3, and 4), Book 5894, Page 865, amended in Book 6020, Page 270, Book 10420, Page 228, Book 11044, Page 988 and Agreement to Cancel Appointments of record in Book 6256, Page 10 (Tract 2), Register's Office for Davidson County, Tennessee
4) Property is subject to the HOA Charter of record in Book 6683, Page 576, said Register's Office. (Tract 1,3 and 4)
5) Property is subject to Easement's to the Metropolitan Government for Water and Sewerage Services of record in Book 7430, Page 167 and 201 and Book 6147, Page 886 and 893, said Register's Office. (Tract 2)
6) Property is subject to a Utility Anchor Easement to NES of record in Book 6556, Page 612, said Register's Office. (Tract 2)
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **Tract 1: 1001 Rachels Square Drive, Hermitage, TN 37076,**

Tract 2: 301 Woodwind Ct., Nashville, TN 37214,

Tract 3: 732 Rachels Trail, Hermitage, TN 37076,

Tract 4: 206 Rachels Court, Hermitage, TN 37076,

BILL GARRETT, Davidson County
Trans:T20170026035 DEEDWARR
Recvd: 03/28/17 11:45 3 pgs
Fees:18.00 Taxes:1850.00
20170328-0030083

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 our hand(s) this 21st day of March, 2017.

Brian Barger

Catina Barger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brian Barger and Catina Barger, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2017.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 81-A, on the Plan of Zone Lot Division of Lot No's.80 through 101 and 103 through 107, Rachel's Square AKA Colony Downs, Section 2, of record in Book 6250, Page 542, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Barger by Special Warranty Deed from U.S. Bank National Association, dated September 17, 2012, of record in Instrument Number 20121009-0092187, Register's Office for Davidson County, TN.

Tract 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot Number 169 A of the zone lot division of said Lots 164 through 171, Percy Priest Woods, Section 4, as of record in Plat Book 6250, Page 901, RODC, Tennessee, to which reference is made for a more complete description. .

Being the same property conveyed to Brian Barger by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated December 28, 2012, of record in Instrument Number 20121231-0120769, Register's Office for Davidson County, TN.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 34B of Zone Lot Division of Lots 23 thru 27, 29 thru 43, 45, 46 and 48 Rachel's Square AKA Colony Downs, Section 2, as of record in Plat Book 6250, Page 540, said Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed Brian Barger, a married person, by Special Warranty Deed from Deutsche Bank National Trust Company, dated March 7, 2013, of record in Instrument Number 20130315-0026062, Register's Office for Davidson County, TN.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 16-A on the Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 10, 11, 12, 13, 14, and 16, 17, 18, 20 and 21, Rachel Square AKA Colony Downs, Section One, as of record in Book 6250, Page 539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brain Barger and Catina Barger, husband and wife, by Warranty Deed from Gary Bufrod Barger AKA Gary Buford Barger, dated August 7, 2014, of record in Instrument Number 20140813-0073256, Register's Office for Davidson County, TN.