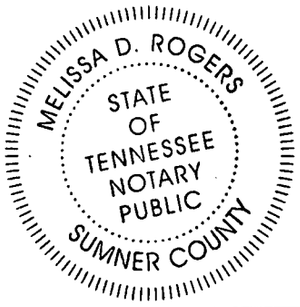
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Sarah M. Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2017

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David Knox and Beverly Knox	David and Beverly Knox	98-13C-94
(NAME)	(NAME)	
1701 Sarahs Trail	1701 Sarahs Trail	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170396

For and 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, I/we, **Michael T. Woods, an unmarried person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Knox and Beverly Knox, 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. :

Land in Davidson County, Tennessee, being Lot No. 136, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument No. 20021022-0129513, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Woods by deed from Raymond B. Elliott and wife, Kathleen S. Elliott, dated December 21, 2007, of record in Instrument No. 20080104-0001181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20021022-0129513, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for The Meadows of Seven Points and the By-Laws appended thereto, of record in Book 11670, page 822, said Register's Office; and (c) Storm Water Detention Agreement of record in Instrument No. 20010626-0067703, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1701 Sarahs Trail, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20170032950 DEEDWARR
Recvd: 04/19/17 12:22 2 pgs
Fees: 13.00 Taxes: 1295.00
20170419-0038331

Witness my hand this 17th day of April, 2017

Michael T. Woods

Michael T. Woods

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael T. Woods, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of April, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

