Davidson County DEEDWARR
Recvd: 05/02/17 09:15 3 pgs
Fees:18.00 Taxes:854.70
20170502-0042853

This instrument prepared by:
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brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $231,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2017.

Notary Public
My commission expires: 3-25-18

Address of New Owner:	Send Tax Bills to:	Tax Information
TYLER KNIGHT 7252 HIGHWAY 70S UNIT 1405 NASHVILLE, TN 37221	New Owner	142-07-F-074

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSEANN C. MONTANARY, AND HUSBAND, TODD LETT,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TYLER KNIGHT AND MARY KNIGHT, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors 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. 74, UNIT NO. 1405 ON THE PLAN OF BELLEVUE COMMONS TOWNHOMES, A PLANNED UNIT DEVELOPMENT ESTABLISHED UNDER THE PROPERTY PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY REGIME ACT, AND SET OUT IN EXHIBIT "A" OF THE MASTER DEED AND BY LAWS OF RECORD IN INSTRUMENT NO. 200007200071772 AND RE-CORDED IN INSTRUMENT NO. 200008280084760, DAVIDSON COUNTY REGISTER OF DEEDS.

BEING THE SAME PROPERTY CONVEYED TO ROSEANN C. MONTANARY, UNMARRIED, BY WARRANTY DEED FROM JAMES V. MCARDLE, MARRIED, AND ERIN J. MCARDLE, UNMARRIED, DATED DECEMBER 5, 2005 OF RECORD IN INSTRUMENT NO. 20051207-0147422, DAVIDSON COUNTY REGISTER OF DEEDS.

TODD LETT JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HIS MARITAL INTEREST, IF ANY, IN SAID PROPERTY.

This property is improved property known as 7252 HIGHWAY 70S UNIT 1405, NASHVILLE, TENNESSEE 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind itself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of April, 2017.

Roseann C. Montanary

Todd Lett

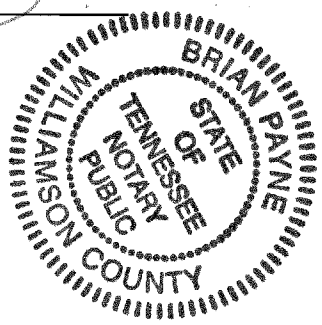
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roseann C. Montanary and Todd Lett, 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 for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 30th day of April, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

