Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY · RETURNED TO ·
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

39-B
File #17-1128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack O. Wolfe and wife, Debbie Wolfe**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marcia E. Knoch** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 647 as shown on the Plan of the Resubdivision of Lots 638 through 649, Phase Eight, Lenox Village, of record in Instrument No. 20080508-0047734 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Jack O. Wolfe and wife, Debbie Wolfe by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated September 22, 2011, of record in Instrument No. 20110923-0073813, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3104 Fyffe Lane, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of May, 2017.

Jack O. Wolfe

Debbie Wolfe

BILL GARRETT, Davidson County
Trans:T20170040565 DEEDWARR
Recvd: 05/12/17 09:43 2 pgs
Fees:13.00 Taxes:851.00
20170512-0047205

State of Tennessee)
County of Davidson)

On this 5th day of May, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jack O. Wolfe and Debbie Wolfe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 230,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of May, 2017.

Notary Public

My Commission Expires: 3/24/2019

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:
Marcia E. Knoch
3104 Fyffe Lane
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
173-09-A-764.00