WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045728 DEEDWARR
Recvd: 05/30/17 14:59 2 pgs
Fees:13.00 Taxes:1794.50
20170530-0053576

O-KW-17-1027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lori Shields Knotts	Owner	
(NAME)	(NAME)	**83-5-160.00**
1027 Mansfield Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFF STOCKTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORI SHIELDS KNOTTS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 150 feet more or less, of Lot No. 6 and a 10-foot strip lying between Lot No. 6 and Mansfield Avenue, as now established on the Plan of D. H. Bailey's property as of record in Plat Book 421, Page 65, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Mansfield Avenue, as now established, at a point 250 feet east of the easterly margin of Bailey Street, said point being opposite the comer of Lots Nos. 6 and 7; thence northwardly 10 feet to the corner of Lots Nos. 6 and 7 continuing in the same direction and with the line between said two lots 150 feet more or less, in all, 160 feet more or less; to a point; thence eastwardly 50 feet to the dividing line between Lots Nos. 5 and 6; thence southwardly 160 feet more or less to the northerly margin of said Mansfield; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Jeff Stockton by Warranty Deed from Delphine T. Whitaker, married, recorded May 31, 2016 in Instrument No. 20160531-0054630 and further being the same property conveyed to Delphine T. Whitaker by Quitclaim Deed from Barry W. Whitaker, recorded June 5, 2001 in Instrument No. 20010605-0058288, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 65, Register's Office for Davidson County, Tennessee;
- Subject to 10 foot Strip & R.O.W. as proposed on recorded plat of record in Plat Book 421, Page 65, in the Register's Office for Davidson County, Tennessee;
- Subject to 12 foot Alley Easement of record in Book 2651, Page 537, in the Register's Office for Davidson County, Tennessee;
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1027 Mansfield Street, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF MAY, 2017.

Jeff Stockton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF STOCKTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212