BILL GARRETT, Davidson County
Trans:T20170059203 DEEDWARR
Recvd: 07/11/17 11:27 2 pgs
Fees:13.00 Taxes:1110.00
20170711-0069643

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

SETH CONLEY AMANDA J. CONLEY
Affiant

Subscribed and sworn to before me, this 6th day of July 2017

Notary Public

My commission expires: 10/25/2020

ALAN A DUFFY
Notary Public
State of Washington
My Appointment Expires
Oct 25, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul McKnight **Carolyn McKnight**	new owners	**04207003200**
724 S Summerfield		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Seth Conley and Amanda J. Conley, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn McKnight and Paul McKnight, II, wife and husband

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. 76 on the Plan of Bonnie Brae, Section 3, a plat of which appears of record in Book 2854, page 61 (erroneously referred to as Page 51 in previous deed), Register's Office for Davidson County.

Said Lot No. 76 fronts 90 feet on the Easterly side of South Summerfield Drive and extends back between lines 389.7 feet on the Northerly line and 324.5 feet on the Southerly line to a dead line in the rear on which it measures 193 feet.

Being the same property conveyed to Seth Conley and Amanda J. Conley, husband and wife, by Warranty Deed from Donald T. Buckley, Ronald J. Buckley and Greig B. Buckley, dated June 17, 2014, of record in Instrument No. 20140620-0054090, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2854, page 61, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 724 S Summerfield, Madison, TN 37115.

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 in 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 my/our hand(s) this 6th day of July, 2017.

Seth Conley

Amanda J. Conley

STATE OF Washington

COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Seth Conley and Amanda J. Conley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2017.

ALAN A DUFFY
Notary Public
State of Washington
My Appointment Expires
Oct 25, 2020

NOTARY PUBLIC

My Commission Expires: 10/25/2020