RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179175

BILL GARRETT, Davidson County
Trans:T20170061468 DEEDWARR
Recvd: 07/18/17 15:40 2 pgs
Fees:13.00 Taxes:1531.80
20170718-0072457

WARRANTY DEED

MATTHEW HOMONNAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2017.

NOTARY PUBLIC

My commission expires: 6/2-/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Knizley and Sarah B. Knizley 801 Setliff Place Nashville, TN 37206	US Bank N.A. P.O. Box 20005 Owensboro KY 42304-0005	083 06 0 085.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Fourteen Thousand and 00/100 Dollars ($414,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL CHELIUS AND WIFE, VICTORIA ROBSON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT C. KNIZLEY AND WIFE, SARAH B. KNIZLEY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lot 18, on the Plan of Roy F. Williams Subdivision of the Hunter Tract, as shown on plat of record in Plat Book 5190, page 387, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Chelius, unmarried, by Warranty Deed from Sharon A. Brown, unmarried, dated 3/14/2008, recorded 3/25/2008, of record in Instrument #20080325-0029597, in the Register's Office for Davidson County, Tennessee. Michael Chelius is now married to Victoria Robson. The said Victoria Robson hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 801 Setliff Place, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of July, 2017.

MICHAEL CHELIUS

VICTORIA ROBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Chelius andVictoria Robson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of July, 2017.

Notary Public

Printed Notary Name

My commission expires: June 20, 2021