WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071510 DEEDWARR
Recvd: 08/17/17 11:36 2 pgs
Fees:13.00 Taxes:1378.25
20170817-0084587

O-VRES-17-937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Steven Knight	**Navy Federal Credit Union**	
(NAME)	(NAME)	
937B Delmas Ave	**820 Follin Lane**	**072-09-2F-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Vienna, VA 22180**	
(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, **CHARLES R. LINDSEY AND LESLEY L. LINDSEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN KNIGHT, UNMARRIED,** 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 Unit B of 937 Delmas Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 937 Delmas Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151218-0127512, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 937 Delmas Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151218-0127512, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Charles R. Lindsey and Lesley L. Lindsey, husband and wife by Warranty deed from Nashville Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20160823-0088018 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 23, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151218-0127512, amended in Instrument No. 20160804-0080929, Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument Number 20151218-0127513, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **937B Delmas Ave, Nashville, Tennessee 37216**.

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 11th DAY OF AUGUST, 2017.

Charles R. Lindsey by Loy Carney, Attorney In Fact

Lesley L. Lindsey by Loy Carney, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES R. LINDSEY AND LESLEY L. LINDSEY, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES R. LINDSEY AND LESLEY L. LINDSEY.

Witness my hand and official seal, this the 11th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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