WARRANTY DEED

DANIEL ARLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-VRES-17-310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020
(AFFIX SEAL)

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)
Morgan Lea Walker	Bank of Tennessee	
(NAME)	(NAME)	
310 Pullen Avenue	2208 Crestmoor Rd, Ste 1	**71-11-171.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37215	
(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, **CAROLYN BURGESS MCKNIGHT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN LEA WALKER, 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 West half of Lot No. 53 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Western half of Lot 53 fronts fifty (50) feet on the South side of Pullen Avenue and runs back between parallel lines one hundred fifty (150) feet to an alley.

Being the same property conveyed to Carolyn Burgess, unmarried, by Quitclaim Deed from Carolyn Burgess f/k/a Carolyn M. Burgess Sellers, recorded May 5, 2016 in Instrument No. 20160505-0044822 and further being the same property conveyed to Carolyn M. Burgess Sellers, unmarried, by Warranty Deed from Amanda Foster and husband, Scott Foster, recorded September 25, 2014 in Instrument No. 20140925-0088239, Register's Office for Davidson County, Tennessee.

The said Carolyn Burgess having since married and now being known as Carolyn Burgess McKnight.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR'S SPOUSE.

This conveyance is subject to:
- Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee.
- 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: **310 Pullen Avenue, Nashville, Tennessee 37207**.

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.

BILL GARRETT, Davidson County
Trans:T20170072236 DEEDWARR
Recvd: 08/21/17 10:10 2 pgs
Fees:13.00 Taxes:932.40
20170821-0085513

Witness my/our hand(s) this the 18th DAY OF AUGUST, 2017.

Carolyn Burgess McKnight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN BURGESS MCKNIGHT, 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 18th of August, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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