THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23916 Bill Garrett Davidson County Batch# 1557 **DEEDWARR** 09/18/2017 09:31:40 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20170918-0094948	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **600,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Dorris, Jr.	John R. Dorris, Jr.	MAP 132-02-0
4005 Crestridge Dr.	4132 Outer Drive	PARCEL 012.00
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **James L. Knight, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Dorris, Jr. and Sharon H. Dorris, husband and wife**

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. 68 on the Plan of Brookhaven Estates, of record in Plat Book 1835, Page(s) 49 through 51, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James L. Knight by Warranty Deed from George W. Dunbar, Jr., Trustee, and Betty Jane Dunbar Hines, Trustee, the Trustees of the Olga Rychen Dunbar amended and re-stated 1998 Revocable Living Trust u/a/d May 6, 2009, of record in Instrument No. 20140929-0089442, Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 29, 2014.

This property is not and has never been the residence of the Grantor or any family member and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2017 which have been prorated and assumed by Grantee; (2) restrictions of record in Book 1578, page 276; Book 1786, page 501 and Book 1969, page 609; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 1835, pages 49-51; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **4005 Crestridge Dr.; Nashville, TN 37204.**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 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 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 hand this the 15th day of September, 2017.

James L. Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James L. Knight** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2017.

My Commission expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public