AFTER RECORDING RETURN TO:
NationalLink
300 Corporate Center Drive, Suite 300
Moon Township, PA 15108
File No. 100276675

Bill Garrett Davidson County
Batch# 5987 DEEDWARR
09/29/2017 12:07:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20170929-0099872

This document prepared by:

JOHN O. WINDSOR, ESQ.
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Jackson, MS 39216
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Tax ID No.: 174110A08200C0

WARRANTY DEED

THIS INDENTURE made and entered into on this 27 day of Sept., 2017, by and between **Darrell Knight, an unmarried man and Quinina Knight, an unmarried woman, who acquired title as husband and wife** a mailing address of 1204 Blairfield Drive, Antioch, TN 37013 hereinafter referred to as Grantor(s) and **Quinina Knight, an unmarried woman, in fee simple** a mailing address of 1204 Blairfield Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document No. 20020403-0040240, recorded on 04/03/2002 in Davidson County, TENNESSEE.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

WHEREAS, the above-described property is presently subject to a Deed of Trust delivered to SHAPIRO AND KIRSCH, LLP for the benefit of PNC MORTGAGE, A DIVISION OF PNC BANK, N.A. to secure the payment of an original obligation in the principal sum of $182,488.00 contracted by the GRANTOR from the aforenamed beneficiary under the terms and conditions set forth in an instrument of deed of trust, executed on 04/09/2015 and recorded at Doc. No. 20150415-0033404.

WHEREAS, the GRANTOR has offered to sell and the GRANTEE has agreed to buy the above-described parcels of land with all the improvements thereon for the total price of $174,916.09 payable in the manner and form set forth hereinbelow:

NOW, THEREFORE, for and in consideration of the sum of $174,916.09, the said GRANTOR does hereby sell, transfer and convey, in a manner absolute and irrevocable, unto the GRANTEE, her heirs and assigns the real property above described together with all the improvements existing thereon, free and clear of all liens and encumbrances excepting the deed of trust as may be subsisting in favor of PNC MORTGAGE, A DIVISION OF PNC BANK, N.A.; and

The GRANTEE does hereby accept this sale and binds herself to assume as she hereby assumes the payment of the unpaid balance of the deed of trust in indebtedness of the GRANTOR amounting to $174,916.09 as of this date in favor of the aforenamed beneficiary and does hereby further agree to be bound by the precise terms and conditions therein contained.

The SELLER shall secure the approval of the beneficiary to the assumption by the BUYER of the deed of trust over the subject parcels of land.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 27 day of Sept., 2017.

Darrell Knight

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Darrell Knight, the within named Grantor, 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 seal, at office in Nash. TN, this 27 day of Sept., 2017.

Notary Public Gloria M Jackson
My Commission expires: 5-8-2021

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Quinina Knight

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Quinina Knight, the within named Grantor, 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 seal, at office in Nash. TN, this 27 day of Sept., 2017.

Notary Public Gloria M Jackson
My Commission expires: 3-8-2021

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

GRANTEE(S)

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Quinina Knight

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Davidson / Tenn *, the within named Grantor, 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. * Quinina Knight

Witness my hand and seal, at office in Nash. TN, this 27 day of Sept., 2017.

Notary Public Gloria M Jackson
My Commission expires: 3-8-2021

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $174,916.09, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Quinina Knight

STATE OF Tenn.
COUNTY OF Davidson

Subscribed and sworn to before me this 27 day of Sept., 2017.

Notary Public Gloria M Jackson
Commission Expires 3-8-2021



Name and address for person(s) responsible for taxes:

Quinina Knight
1204 Blairfield Drive
Antioch, TN 37013

Name and address of property owner:

Quinina Knight
1204 Blairfield Drive
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

The following described property:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO 178 ON THE PLAN OF CANE RIDGE FARMS, SECTION ONE, PHASE THREE, OF RECORD IN PLAT BOOK INSTRUMENT NO. 20010606-0059239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Assessor's Parcel No: 174110A08200C0

PROPERTY COMMONLY KNOWN AS: 1204 Blairfield Drive, Antioch, TN 37013

True Copy Certification

I, ALYSSA WELCH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Welch

Alyssa Welch

State of PA

County of ALLEGHENY

Personally appeared before me, Jocilyn M. Fiedorczyk, a notary public for this county and state, Alyssa Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jocilyn M. Fiedorczyk

Jocilyn M. Fiedorczyk

My Commission Expires: _____

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jocilyn M. Fiedorczyk, Notary Public
Moon Twp., Allegheny County
My Commission Expires June 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES