THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23696

COURTNEY MARCIONETTE ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 8515 DEEDWARR
10/04/2017 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20171004-0101887

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00.

Elizabeth Knox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September 2017.

Notary Public

MY COMMISSION EXPIRES: 5-24-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon C. Knox		MAP
5427 Granny White Pike	NEW OWNER	PARCEL 159-02-0-070.00
Nashville, TN 37027		
(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, WE, **Gale B. Dougherty and wife, Mary R. Dougherty, Trustees U/A/D March 11, 1998 of the Dougherty Joint Living Trust Agreement**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon C. Knox and Elizabeth C. Knox, 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:

A Tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Subdivision of the Lands of Allen Cotton, not of record and described as follows:

Beginning at the corner of the tract conveyed to LP. Elliott and wife, and Mrs. Martin Cotton Farley and husband, by deed of record in Book__ , Page__ , in the Register' s Office for said County; and running with Elliott's North line in a Westerly direction 200 feet to a point; thence in an Northerly direction 230 feet to a point; thence in an Easterly direction 200 feet to the Westerly margin of Granny White Pike; thence with the margin of said Pike, Southerly 201 feet to the point of beginning, and there is included in the foregoing description, but to be excluded therefrom a portion of said tract known as " Cotton Family Burying Ground" which said tract is the Southeast corner of the tract hereby conveyed, and measures 64 feet on the East and West line and 39 feet on the North and South lines.

A Final Judgment in the Chancery Court of Davidson County, Tennessee, under the style of Ruth Dobyns Elliott-vs-James L. Jackson, Docket No.: 81-190-1 of record in Book 9033, Page 190, said Register's Office, amends the Northerly boundary line of the aforesaid tract as follows:

Land in Davidson County, Tennessee in the City of Forest Hills and being a dividing line between the property conveyed to James L. Jackson by deeds of record in Book 4849, Page 549 and Book 4611, Page 747, RODC and the property conveyed to Richard M. Dobyns, deceased, and wife, Ruth Dobyns Elliott, by deed of record in Book 2804, Page 221, said Register's Office, with said dividing line being according to a survey by Wm. Robert Seigenthaler dated July 24, 1985, and described as follows:

Beginning at a concrete monument, being the Northwest corner of the Elliott property and being at a corner in the boundary line of Galaxy Estates, of record in Plat Book 4175, Page 77, RODC, and said monument is located 204.12 feet West of the West margin of Granny White Pike and 40.77 feet west of another existing concrete monument which is in the Eastern most corner of Lot 2 of Galaxy Estates;

Thence with the original line of said Galaxy Estates, South 80 degrees 50' East 40 77 feet to the above described original concrete monument at the Eastern most corner of Lot 2 of Galaxy Estates; thence continuing with the north boundary line of the Elliott property and the south line of the Hackson property, said line being established by a survey by Hart-Freeland-Roberts, dated August 27, 1970, South 80 degrees 05' East 163.35 feet to a concrete monument in the west right of way of Granny White Pike and being the end of the common line of Elliott and Jackson.

Being the same property conveyed to Gale B. Dougherty and wife, Mary R. Dougherty by Quitclaim deed from Ruth N. Dobyns, a widow of record in Book 9521, page 997, Register's Office for Davidson County, Tennessee, dated November 15, 1994

Being the same property conveyed to Gale B. Dougherty and wife, Mary R. Dougherty, Trustees U/A/D March 11, 1998 of the Dougherty Joint Revocable Living Trust Agreement. by Quitclaim deed from Gale B. Dougherty and wife, Mary R. Dougherty, Individually of record in Book 10929, page 743, Register's Office for Davidson County, Tennessee, dated March 11, 1998 and recorded on May 13, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5427 Granny White Pike, Nashville, TN 37027.**

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 ___ hand( ) this the 29th day of September, 2017.

Gale B. Dougherty and Mary R. Dougherty, Trustees U/A/D March 11, 1998 of the Dougherty Joint Living Trust Agreement

Gale B Dougherty trustee

Gale B. Dougherty, Trustee

Gale B Dougherty

Mary K. Dougherty, Trustee

Mary E. Dougherty, Trustee

Mary R. Dougherty

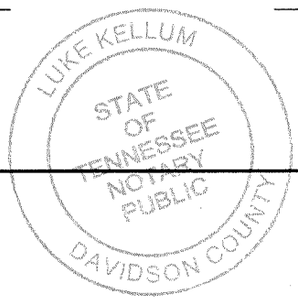
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gale B. Dougherty and Mary R. Dougherty** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Dougherty Joint Living Trust Agreement** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Gale B. Dougherty and Mary R. Dougherty** as such **Trustees.**

Witness my hand and seal this the 29th day of September, 2017.

My Commission expires 10-7-2019

Notary Public



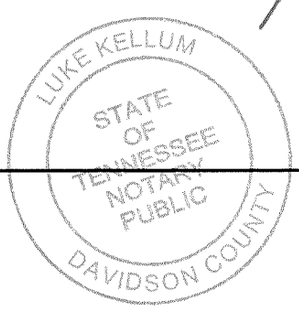
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gale B. Dougherty** 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 of the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2017.

My Commission expires 10-7-2019

Notary Public



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 **Mary R. Dougherty** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2017.

My Commission expires 10-7-2019

Notary Public



True Copy Certification

I, Alyssa Rayne, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

