#12588

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1413

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
KNIGHT-HAFFORD REVOCABLE LIVING TRUST 516 Gun Club Rd Nashville TN 37205	new owner	**059-05-0-263.00**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JERRY W. DRAKE, a married man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bruce T. Hafford and Patricia L. Knight, Co-Trustees of The Knight-Hafford Revocable Living Trust dated March 23, 2017, without the joinder of a beneficiary,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 268 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jerry W. Drake by Warranty Deed from Eric Sox, a married man, and George Brandt, a married man, dated 3/31/17 and recorded 4/3/17 in Instrument Number 20170403-0032212, Register's Office for Davidson County, Tennessee.

This property is investment property and has never been the personal or marital residence of the seller nor his spouse.

This is improved property known as 3024 Vistavalley Court, Nashville, Tennessee 37218

Bill Garrett Davidson County
Batch# 14935 DEEDWARR
10/18/2017 11:06:16 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20171018-0106670

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 aid 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 13th **day of October, 2017.**

Jerry W. Drake

JERRY W. DRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named JERRY W. DRAKE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th **day of October, 2017.**

Marka L. Nettle

Notary Public

My Commission Expires: 12/18/2017

