Bill Garrett Davidson County
Batch# 24905 DEEDWARR
11/13/2017 10:35:25 AM 2 pgs
Fees: $13.00 Taxes: $714.10
20171113-0116114

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

GINGER BONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

Subscribed and sworn to before me, this the 10 day of November, 2017.

Notary Public
My Commission Expires: 6-20-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William M. Reed and Gerilyn V. Reed 1411 Saunders Avenue Madison, TN 37155	NEW	051-11-0-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rachel Ann Knight, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William M. Reed and Gerilyn V. Reed Trustees of the William M. Reed and Gerilyn V. Reed Trust dated July 10, 2007**, 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 the Eleventh Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Saunders Avenue (formerly Roberta Avenue), said point being the Northwest corner of the tract of land known as 1407 and 1409 Saunders Avenue (known to the Trustee's Office for Davidson County as Map #51-11, Parcel 44); thence the Northerly line of 1407 and 1409 Saunders Avenue (as described above) south 88 degrees 09 minutes east 175 feet to a point; thence north 2 degrees 00 minutes east 60 feet to a point; thence north 88 degrees 09 minutes west 175 feet to a point in the Easterly margin of Saunders Avenue (formerly Roberta Avenue); thence with the same Southerly 50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from June A. Caudle to Torrey Dewayne Knight and wife, Rachael Ann Knight, as tenants by the entirety, as recorded on the 23rd day of May, 1997 in Deed Book 10464, Page 789, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quit Claim Deed from Torrey Dewayne Knight, unmarried and Rachel Ann Knight who acquired title incorrectly as Rachael Ann Knight, unmarried, to Rachel Ann Knight, unmarried, as recorded on the 13th day of November, 2007 in Instrument No. 20071113-0132851, in the Register's Office of Davidson County.

This is ☒ Improved OR ☐ Unimproved property located at: 1411 Saunders Avenue, Madison, TN 37115

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2017.

X Rachel Knight
Rachel Ann Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Rachel Ann Knight**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of November, 2017.

Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020