Send Tax Statements To:
New Owner

Name and Address of New Owner:
Kristin Knight
4056 Baxter Road
Joelton, TN 37080

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 00800000500

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ANGELA DAWN GREER, WANDA KIMBERLY LYNCH AND AND BILLY TODD KNIGHT, EACH A ONE THIRD (1/3) UNDIVIDED INTEREST**, has this day bargained and sold and does hereby transfer and convey unto, **KRISTIN KNIGHT, UNMARRIED,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Joelton, and being described as follows, to-wit:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 03-04-13, File Number 835, as follows:
Beginning at a set iron rod in the north margin of Baxter Road; Thence with the margin of Baxter Road with a curve turning to the left with an arc length of 167.11 feet, with a radius of 180.00 feet, with a chord bearing of N 79° 57 minutes 40 seconds W. with a chord length of 161.17 feet;
Thence S 73° 26 minutes 33 Seconds W a distance of 35.52 feet to a set iron rod and common corner to Stanley H. Cooper (Book 4622, Page 41); Thence with said Cooper N 73° 31 Minutes 36 Seconds W a distance of 122.54 feet to a set iron rod;
Thence leaving said Cooper N 05° 19 minutes 47 Seconds E a distance of 251.00 feet to a set iron rod;
Thence S 82° 20 minutes 44 seconds E a distance of 317.00 feet to a set iron rod;
Thence S 06° 04 Minutes 00 Seconds W a distance of 32.06 feet;
Thence S 06° 56 Minutes 12 Seconds W a distance of 106.19 feet;
Thence S 05° 06 Minutes 40 Seconds W a distance of 123.61 feet to a set iron rod which is the point of beginning, having an area of 79593 square feet, 1.83 acres

Being the same property conveyed to Angela Dawn Greer, Wanda Kimberly Lynch and and Billy Todd Knight, each a one third (1/3) undivided interest by Affidavit of Inheritance , dated January 1, 2015, appearing of record in Instrument Number 20150204-0010689, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to an Easement for private water line in Book 7074, page 71, of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KRISTIN KNIGHT, UNMARRIED,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey t

Bill Garrett Davidson County
Batch# 28540 DEEDWARR
11/21/2017 10:31:44 AM 2 pgs
Fees: $13.00 Taxes: $610.50



unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of November, 2017.

Angela Dawn Greer

Angela Dawn Greer

Wanda Kimberly ~~Lynnett~~ Lynch

Billy Todd Knight

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Angela Dawn Greer and Wanda Kimberly ~~Lynch~~ Lynch* the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

* and Billy Todd Knight

WITNESS MY HAND AND OFFICIAL SEAL in Joelton, Tennessee, this the 7th day of November, 2017.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 6-15-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 7th day of November, 2017.

NOTARY PUBLIC
My Commission Expires: 6-15-2018

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY