WARRANTY DEED

Bill Garrett Davidson County
Batch# 36090 DEEDWARR
12/11/2017 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20171211-0126288

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-27-20

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristin A. Oakes	Farmington Mortgage	173 09 0B 122.00
(NAME)	(NAME)	
2809 Haversham Court	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Christopher S. Knight and Jennifer Knight, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristin A. Oakes and Jesse Patrick Oakes, wife and husband**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 327 on the Plan of Phase 3, Section 1, Barnes Cove, RS10 Cluster Lot Subdivision, of record in Plat Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher S. Knight and Jennifer Knight, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation dated 08/18/2014 recorded 08/22/2014, of record in Instrument No. 20140822-0076745, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument No. 20060113-0005373, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20021217-0155806, Vacation of Declaration of record in Instrument No. 20040429-0048624, Rider to Declaration of record in Instrument No. 20110720-0055565, in the Register's Office for Davidson County, Tennessee.
Easement contained in Quitclaim Deed of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.
Easement Agreement and Right of First Refusal of record in Book 6515, Page 495, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20020408-0042673, in the Register's Office for

Davidson County, Tennessee.
Open Space Quit Claim Deed of record in Instrument No. 20130610-0058651, in the Register's Office for Davidson County, Tennessee.
Charter of Barnes Cove Homeowners' Association of record in Instrument No. 20021217-0155805, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2809 Haversham Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 7th day of December, 2017.

Christopher S. Knight

Jennifer Knight

State of Tennessee
County of Williamson

Personally appeared before me Christopher S. Knight and Jennifer Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2017.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

