WARRANTY DEED

Bill Garrett Davidson County
Batch# 36425 DEEDWARR
12/12/2017 01:16:02 PM 2 pgs
Fees: $13.00 Taxes: $728.53

20171212-0126671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,900.00

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of December 2017

TW
Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brandon K. McKnight	New Owner	108 16 0 131.00
(NAME)	(NAME)	
1508 Watercress Drive	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Six Thousand Nine Hundred And No/100 Dollars ($196,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robin Buchanan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon K. McKnight**, 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: unmarried

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Section IV, Lakeview Hills, of record in Book 5200, Page 642, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same lands conveyed to Robin Buchanan from Ronnie I. Skipper, unmarried by Warranty Deed dated February 21, 2014 and recorded February 27, 2014 as Instrument No. 201402270017044, in said Register's Office for Davidson County, Tennessee.

Further known as: 1508 Watercress Drive, Nashville, TN 37214
Parcel Id(s): 108 16 0 131.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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0384

unimproved ☐

This is improved ☒ property, known as 1508 Watercress Drive, Nashville, TN 37214

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, has 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 our hands this 8 day of December, 2017

Robin Buchanan

Robin Buchanan

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robin Buchanan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of December, 2017.

Notary Public

My Commission Expires: 8/30/2021

(SEAL)

MICHELLE TOLBERT STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

File Number: 1711-0786