Bill Garrett Davidson County
Batch# 42412 DEEDWARR
12/28/2017 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20171228-0131920

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this 20th day of December, 2017.

Notary Public
My commission expires: 7.19.21

02-1711-50352

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott D. Knabe 772 Newberry Road Nashville TN 37205	Scott D. Knabe 4702 Kentucky Avenue Nashville, TN 37209	102-15-0-036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Quinon Day, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott D. Knabe and Sara E. Knabe, husband and wife**, hereinafter called the Grantees, their successors and 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 Lot No. 213, on the Plan of Brook Meade, Section VI, of record in Book 2331, Pages 3 and 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam W. Gibson and Thomas B. Haehn, both unmarried by deed from Juan P. Frias and wife, Mary C. Frias, dated March 26, 1997, recorded March 31, 1997, of record in Book 10395, Page 548, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas B. Haehn, a single person by Quitclaim Deed from Adam W. Gibson and Thomas B. Haehn, both single persons, dated March 3, 2001, recorded March 12, 2001, of record in Instrument No. 20010312-0023381, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Quinon Day, unmarried by deed from Thomas B. Haehn, unmarried, dated July 18, 2016, recorded July 19, 2016, of record in Instrument No. 20160719-0074225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 772 Newberry Road, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of December, 2017.

Quinon Day

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Quinon Day**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Memphis, TN, this 20th day of December, 2017.

Notary Public

My Commission expires: May 1, 2021

SARAH KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal