Bill Garrett Davidson County
Batch# 59438 DEEDWARR
02/15/2018 10:06:53 AM 2 pgs
Fees: $13.00 Taxes: $747.40
20180215-0014851

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179742

WARRANTY DEED

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin S. Mears *et ux* 4849 Whittier Drive Old Hickory, TN 37138	Same address as new owner	065 09 0 064.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Two Thousand and 00/100 Dollars ($202,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DANIEL KNICK, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DUSTIN S. MEARS AND LEAH M. MEARS, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 98 on the plan of Section Three, Sherwood Forest, as shown by plat of record in Plat Book 4460, page 81, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Daniel Knick, a single man, by Warranty Deed from George L. Thomas III and wife, Dora P. Thomas, dated 2/3/2014, recorded 2/6/2014, of record in Instrument #20140206-0010476, in the Register's

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

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 8th day of December, 2017.

Daniel Knick by Patricia M. Doty, Attorney-in-fact

DANIEL KNICK BY PATRICIA M. DOTY, ATTORNEY-IN-FACT

STATE OF FLORIDA
COUNTY OF MARION

On this the 8th day of December, 2017 before me, appeared Patricia M. Doty, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Daniel Knick and that said instrument was signed in behalf of the said Daniel Knick by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public Conrad B. Melancon

My commission expires: 12/2/2018

CONRAD B MELANCON
MY COMMISSION #FF180075
EXPIRES December 2, 2018
(407) 398-0153 FloridaNotaryService.com