WARRANTY DEED

Bill Garrett Davidson County
Batch# 62449 DEEDWARR
02/26/2018 02:20:04 PM 2 pgs
Fees: $13.00 Taxes: $525.40

20180226-0017901

C M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vivian R. Nicastro	Midwest Capital Mortgage Inc.	075-16-0-023.00
(NAME)	(NAME)	
723 Mercer Drive	1414 E. Maple Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy, MI 48083	
(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, **Kirk A. Knight and Cynthia D. Knight, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Vivian R. Nicastro, unmarried and Kathleen M. Nicastro, unmarried as joint tenants with rights of survivorship**, 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 Lot Number 43-B on the plan of Zone Lot Division of Lots 42 Thru 44, Meadows of Tulip Grove, Section One, of record in Plat Book 6900, Page 306 amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kirk A. Knight and Cynthia D. Knight by Special Warranty Deed from US Bank National Association, as Trustee for Master Asset Backed Securities Trust 2006-AB1, by its duly authorized attorney in fact, Wells Fargo Bank, N.A., dated 09/22/2011, recorded 09/29/2011, of record in Instrument No. 20110929-0075496, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 612 and as amended in Book 6900, Page 306; Covenants, conditions, easements and restrictions of record in Book 6291, Page 899, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee and Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 18-1414

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 723 Mercer Drive, Hermitage, TN 37076
(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 22nd day of February, 2017.

Kirk A. Knight

Cynthia D. Knight

State of Tennessee
County of Wilson

Personally appeared before me Kirk A. Knight and Cynthia D. 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 22nd day of February, 2018.

Notary Public

My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY