Bill Garrett Davidson County
Batch# 65076 DEEDWARR
03/05/2018 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $818.84
20180305-0020483

WARRANTY DEED

File #2018-18

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $221,309.57.

Affiant

Subscribed and Sworn to before me on February 28, 2018.

NOTARY PUBLIC
My Commission Expires:

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Darrell W. Knight Consuelo B. Stuart-Knight 509 Allentown Road Old Hickory, TN 37138	BancorpSouth Bank P.O. Box 3356 Tupelo, MS 38803-3356	053-16-0-219.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ZACHARY K. MARBURY AND ADRIAN SNIDER MARBURY F/K/A ADRIAN M. SNIDER, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DARRELL W. KNIGHT AND CONSUELO B. STUART-KNIGHT, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Final Plat of Kenwood Estates, of record in Plat Book 9700, page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ZACHARY K. MARBURY AND ADRIAN M. SNIDER, by deed from DENNIS TOLLISON AND WIFE JILLIAN N. POSS TOLLISON, A MARRIED WOMAN, FORMERLY KNOWN AS JILLIAN N. POSS, AN UNMARRIED WOMAN, dated April 29, 2016, of record in Instrument No. 20160505-0044689, Register's Office for Davidson County, Tennessee. The said, Adrian M. Snider having married Zachary K. Marbury and is now known as Adrian Snider Marbury.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 509 Allentown Road, Old Hickory, TN 37138.

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 GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their 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 on February 28, 2018.

Grantor:

Zachary K. Marbury

Grantor:

Adrian Snider Marbury f/k/a Adrian M. Snider

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ZACHARY K. MARBURY AND ADRIAN SNIDER MARBURY F/K/A ADRIAN M. SNIDER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

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

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

