Bill Garrett Davidson County
Batch# 67920 DEEDWARR
03/12/2018 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $632.70
20180312-0023297

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON SUMNER
The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

Notary Public
My commission expires: 9-15-24

JANICE SHEPHERD NOTARY PUBLIC STATE OF TENNESSEE

05-1801-67213

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Pier Carlo Talenti 2003 Warden Drive Nashville TN 37216	New Owner	095-08-0-064.00

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, **Charles D. Knight, Jr.**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pier Carlo Talenti**, a single person, 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. 155, on the Plan of Eva-Mor Heights, Section Two, of record in Book 1835, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles D. Knight, Jr., unmarried by deed from Christina M. Malone, unmarried, dated July 31, 2008, recorded August 4, 2008, of record in Instrument No. 20080804-0079753, 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 311 Tamworth 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, 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 9th day of March, 2018.

Charles D. Knight, Jr.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles D. Knight, Jr.** , 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 Goodlettsville, TN, this 9th day of March, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Brandon Lippman, 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 Sumner

Personally appeared before me, Janice Shepherd [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] 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: 9-15-20

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY