Bill Garrett Davidson County
Batch# 84236 DEEDWARR
04/24/2018 11:17:35 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20180424-0038502

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn to before me this 23rd day of April, 2018.

Tracey Perry
Notary Public
My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick A. Knuckles	Renasant Bank	141-06-0D-096.00-C
3315 Harpeth Springs Dr.	P. O. Box 709	
Nashville, TN 37221	Tupelo, MS 38802	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael S. Haynes and Brenda C. Haynes, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Patrick A. Knuckles, a single person,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 96 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, 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 Michael S. Haynes and Brenda C. Haynes, husband and wife, by Warranty Deed from Lawrence Ronald Porter and Jenny L. Porter, husband and wife, of record in Instrument No. 20130604-0056584 and dated May 31, 2013.

This conveyance is made subject to the following:

1. Plat- All matters appearing on the plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.

2. Grant of Easement for the benefit of Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692.

3. Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Riverbridge of record in Instrument Nos. 20030205-0016032 and 20050520-0056889.

4. Charter of Townhomes of Riverbridge Homeowner's Association, Inc. of record in Instrument No. 20030218-0020986.

5. By-Laws of Townhomes of Riverbridge Homeowner's Association, Inc. of record in Instrument No. 20030218-0020987.

This property is improved property known as 3315 Harpeth Springs Drive, Nashville, TN 37221

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of April, 2018.

Michael S. Haynes

Brenda C. Haynes

Brenda C. Haynes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of April, 2018, before me personally appeared Michael S Haynes and Brenda C Haynes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 23rd day of April, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY