RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 24 day of April, 2018.

Notary Public

My commission expires: 8-20-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Knox III	New owner	119-06-0-092.00
75 Lutie St.		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Marcos Abil Avila, single

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Knox III and Phyllis H. Knox, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Sterling Subdivision, Section One, of record in Plat Book 1424, Page 97, in the Register's Office for Davidson County.

Said Lot No. 35 fronts 60 feet on the Southerly side of Lutie Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Marcos Abil Avila by Warranty Deed from Deborah Thomas and husband, Timothy Thomas of record in Book 10786, Page 681, Register's Office for Davidson County, Tennessee, dated February 04, 1998 and recorded on February 09, 1998.

Bill Garrett Davidson County
Batch# 84484 DEEDWARR
04/25/2018 09:38:49 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180425-0038811

This is improved property known as **75 Lutie St., Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24 day of April, 2018.

Marcos Abil Avila

STATE OF TENNESSEE
COUNTY OF RUTHEROFRD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marcos Abil Avila, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 24 day of April, 2018.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

SolomonParks File No. 18-001159-527

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY