WARRANTY DEED

Bill Garrett Davidson County
Batch# 112683 DEEDWARR
07/05/2018 09:43:48 AM 2 pgs
Fees: $13.00 Taxes: $2,063.68

20180705-0064964

G-VRES-18-1035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-13-22

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James L. Knight	**Same as New Owner**	
(NAME)	(NAME)	**131-12-0-108.00**
6212 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **CHARLES PAUL JAEGER AND JEAN GAULD-JAEGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES L. KNIGHT, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the East 100 feet of Lots Nos. 12 and 17 on the Map of a subdivision of the J. T. Jenkins Home Tract, as of record in Book 547, Page 20, Register's Office for Davidson County.

Said part of said lots front 100 feet on the South side of Battery Lane or Road and run back between lines, as measured from the center of said Lane, 705.3 feet on the East line and 707.4 feet more or less on the West line, to the center line of Lea Avenue on which they measure 100 feet.

Being the same property conveyed to Charles Paul Jaeger and wife, Jean Gauld-Jaeger, by warranty deed from Paul T. Schoenly and wife, Eleanor B. Schoenly, of record in Book 5477, Page 611, RODC, dated August 01, 1979 and recorded on August 06, 1979. Being the same property conveyed to Charles Paul Jaeger and Jean Gauld-Jaeger, with each to own an undivided one-half interest as "Tenants in common by Quitclaim deed from Charles Paul Jaeger and wife, Jean Gauld-Jaeger of record in Instrument No. 200112110-136197 Register's Office for Davidson County, Tennessee, dated December 10, 2001 and recorded on December 11, 2001.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 20, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 692, Page 351, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1035 Battery Ln., Nashville, Tennessee 37220**.

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; 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), 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/our hand(s) this the 29th DAY OF JUNE, 2018.

Charles Paul Jaeger

Jean Gauld-Jaeger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES PAUL JAEGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN GAULD-JAEGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212