Bill Garrett Davidson County
Batch# 118282 DEEDWARR
07/19/2018 10:15:15 AM 2 pgs
Fees: $13.00 Taxes: $1,235.80
20180719-0070386

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
M M & J Properties
25 Natchez Trace Dr. S
Lexington, TN 38351-2172

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP: **53**
GROUP: **3**
PARCEL: **421**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PERRY D. KNIGHT and wife, MYRNA L. KNIGHT,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **M M & J PROPERTIES, LLC a Tennessee limited liability company,** hereinafter called the "GRANTEE," its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 128, Resubdivision of Lots 128 and 129, Section B, VILLAGE OF OLD HICKORY, according to plat and survey of same appearing of record in Plat Book 1785, page 379, a Resubdivision of Plat Book 1424, page 67, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Perry D. Knight and wife, Myrna L. Knight, by Warranty Deed dated May 22, 2009, of record in Instrument No. 20090527-0048471, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 1785, page 379, Plat Book 1424, page 67, and Plat Book 1835, page 87, Register's Office of Davidson County, Tennessee. See also, 10-foot electric and/or telephone cable easement, and a 10-foot sewer and water easement of record in Book 2028, page 119, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1306 Riverside Rd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 this 3rd day of July, 2018.

Perry D. Knight
PERRY D. KNIGHT

Myrna L. Knight
MYRNA L. KNIGHT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **PERRY D. KNIGHT AND MYRNA L. KNIGHT,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 3rd day of July, 2018.

LARRY K. TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: FEB 17 2020

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$334,000.00.**

Myrna L. Knight
Affiant

Subscribed and sworn to before me on this 3rd day of July, 2018.

LARRY K. TOLBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires:

FEB 17 2020