WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: July 05, 2021

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Karen Y Johnson Davidson County
Batch# 143833 **DEEDWARR**
09/21/2018 10:45:58 AM 2 pgs
Fees: $13.00 Taxes: $414.40

20180921-0093698

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sylvester Lee Hall Jr.	Sylvester Lee Hall Jr.	04309010800
(NAME)	(NAME)	
337 Cumberland Avenue	337 Cumberland Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ANNELIA B. KNIGHT, an unmaried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYLVESTER LEE HALL, JR. AND WIFE, CYNTHIA DIANE SOUTHALL-HALL, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the easterly one-half of Lot No. 24, Block D, on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said property fronts 49 feet on the northerly margin of Cumberland Avenue and extends back between parallel lines, with the westerly margin of Bixler Avenue, 165 feet to a dead line.

Being the same property conveyed to Bobby Joe Knight and wife, Annelia B. Knight by Warranty deed dated December 16, 2002 from Margie Covington. a single person, which Warranty Deed is of record as Instrument No. 20021226-0159200 in the Register's Office for Davidson County, Tennessee, The said Bobby Joe Knight having since died on 12/05/2011 leaving Annelia B. Knight as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, AND ALL MATTERS SET FORTH ON THE PLAN OF WOODLAWN ESTATES, BLOCK D, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 337 Cumberland Ave., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of September, 2018.

Annelia B. Knight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of September, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Annelia B. Knight**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115