Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Kristoni Bobb
Affiant

Subscribed and sworn to before me this 5th day of November, 2018.

Notary Public
My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles David Knox 140 Holt Hills Road Nashville, TN 37211	F&M BANK 10 Cadillac Dr., Ste 100 Brentwood, TN 37027	172-15-0A-067.00-CO

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 **Jean M. Powell, a single woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charles David Knox and Susan Maples Knox, husband and wife,** 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 Lot No. 80 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean M. Powell, married, by deed from Melinda Jane Sandy, unmarried, of record in Book 11067 Page 809 , Register's Office for Davidson County, Tennessee and dated August 13, 1998.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Holt Woods of record in Plat Book 9700 Page 10, Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 158245 **DEEDWARR**
11/09/2018 03:52:00 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20181109-0111280

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 9570 Page 22 and Book 9745 Page 41, the official records of Davidson County Register of Deeds.

3. Charter for Holt Woods Homeowners' Association of record in Book 9570 Page 5 Register's Office for Davidson County, Tennessee.

4. ByLaws of record in Book 9570 Page 13 Register's Office for Davidson County, Tennessee.

This property is improved property known as 140 Holt Hills Road, Nashville, TN 37211

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 5th day of November, 2018.

Jean M. Powell

Jean M. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of November, 2018, before me personally appeared Jean M. Powell, 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 5th day of November, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY