THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1787
Parcel ID: 041-07-0-032

Property Address:
1216 Bell Grimes Lane, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 214572 DEEDWARR
04/05/2019 11:08:54 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20190405-0031175

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Neil B Chaffin
2173 Granny Wright Ln
Hermitage, TN 37076

Address of New Owner:
Neil B Chaffin
2173 Granny Wright Ln
Hermitage, TN 37076

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **SARAH KNIGHT, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NEIL B. CHAFFIN, MARRIED**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of the west part of Lot No. 3 on the Map of the Lands of K.T. Morris, deceased of record in Book 57, page 49, Register's Office for said County, known as Tract No. 7 and described according to an unrecorded survey made by Cantrell, Connell & Morrison Engineers, February 22, 1958, as follows: Said Tract No. 7 fronts 68 feet on the northerly side of Bell Grimes Lane, and extends back between parallel lines, 200 feet to a dead line, on which it measures 68 feet.

Being the same property conveyed to SARAH KNIGHT, an unmarried woman by Deed dated October 30, 2018 from SARAH KNIGHT, Administrator de Bonis Non of the Estate of Elizabeth Knight, recorded November 7, 2018, in Instrument Number 20181107-0110167, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1216 Bell Grimes Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 57, page 49, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signatures, this 4th day of April, 2019.

Sarah Knight
SARAH KNIGHT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SARAH KNIGHT**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4 day of April, 2019.

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $135,000.00.

Affiant

SWORN TO and subscribed before me on this 4 day of April, 2019.

Notary Public

My Commission Expires:
2-4-23