Karen Johnson Davidson County
Batch# 252314 DEEDWARR
07/03/2019 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190703-0065194

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Jeanette E. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MULROY	New Owner	**052-09-0-261.00**
(NAME) **1104 FERNBANK DRIVE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JEANETTE E. KNIGHT, AS TRUSTEE FOR THE JEANETTE E. KNIGHT REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES MULROY, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land in the 8th Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Rosen James Ellison, Trustee in Instrument No. 20001023-104638 R.O.D.C.T., also known as Lots 7 and 8 of the resubdivision, of part of Lot 17 Montague in Plat Book 547, page 100 R.O.D.C.T., more accurately described according to a survey by Tommy E. Walker Tennessee License No. 1465 dated May 29, 2002 as follows:

Beginning at an iron pin in the northwesterly margin of Fernbank Drive, said pin being the most Southeast corner of herein described tract ; thence now leaving said margin N. 54 03' 07" W, 150.00 to a set iron pin; thence N. 35 45' 00" E. 114.60' to a set iron pin; thence S. 54 03' 07" E. 150.00' to a set iron pin in the northwesterly margin of said Fernbank Drive, thence with said margin S. 35 45' 00" W. 114.60' to the point of beginning, containing 0.395 acres more or less.

Being part of the same property conveyed to Jeanette E. Knight, as Trustee for The Jeanette E. Knight Revocable Living Trust, by deed from JEANETTE E. KNIGHT, (A/K/A JEANETTE E. ALLEN) dated August 22, 2005, of record in Instrument No. 20050916-0111538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 100, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1104 FERNBANK DRIVE, 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 we do covenant with the said GRANTEES 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 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 2nd day of July, 2019.

Jeanette E. Knight, Trustee

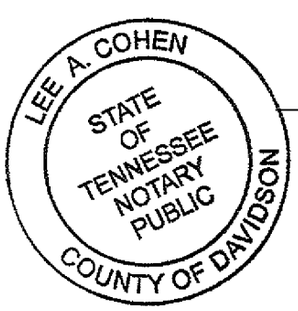
JEANETTE E. KNIGHT, AS TRUSTEE FOR THE JEANETTE E. KNIGHT REVOCABLE LIVING TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEANETTE E. KNIGHT, AS TRUSTEE FOR THE JEANETTE E. KNIGHT REVOCABLE LIVING TRUST,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2019.

My commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY