Karen Johnson Davidson County
Batch# 360389 DEEDWARR
02/19/2020 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20200219-0018477

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Knock Out Properties LLC
909 Gale Lane
Nashville, TN 37204
SEND TAX BILLS TO:
Pinnacle Bank
Residential Construction Group - Nash
150 Third Ave South, Suite 900
Nashville, TN 37201

WARRANTY DEED

(Map 118-060; Parcel 057.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **PATRICIA G. TURNER, AN UNMARRIED WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **KNOCK OUT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter referred to as "Grantee ", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being a part of Lot. No. 9, Battlefields Estates, Section I, a Re-Subdivision of the Vaulx Lands, according to plat and survey of same appearing of record in Plat Book 843, Pages 96-97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

SAID property fronts 105.25 feet along the Southerly margin of Gale Avenue and runs back between lines 374 feet on the Easterly side and 391.5 feet on the Westerly side to a dead line in the rear which measures 103.6 feet.

BEING the same property conveyed to Emmett M. Garrett and wife, Patricia P. Garrett, by Warranty Deed dated October 10, 1973, from Andrea R. Meracle recorded October 11, 1973 in Book 4754, Page 801, in the Register's Office of Davidson County, Tennessee. The said Emmett M. Garrett died July 26, 1981, leaving the subject property vested in Patricia P. Garrett, n/k/a Patricia G. Turner, as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 909 Gale Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 18th day of February, 2020.

Patricia P. Garrett
Patricia G. Turner

PATRICIA P. GARRETT
N/K/A PATRICIA G. TURNER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia P. Garrett n/k/a Patricia G. Turner, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of February, 2020.

J. Kasey Talbott

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $730,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of February, 2020.

J. Kasey Talbott

Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2020-47

J. KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY