WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON TENN.

Davidson County DEEDWARR
Recvd: 09/15/04 12:45 2pgs
Fees:13.00 Taxes:710.40

20040915-0111310

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

D-0439

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin L. Knoll	Kristin L. Knoll	082-05-0-040.00
(NAME)	(NAME)	
1625 5th Avenue North	1625 5th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, WE, Intown Properties, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristin L. Knoll, 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:

Being the North 35-5/7 feet of Lot No. 142 on the Map of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 35-5/7 feet on the West side of 5th Avenue North and runs back between parallel lines of 182 feet, more or less, to an alley.

Being the same property conveyed to Kathy Ann Leslie by Deed dated April 29, 2003 of record in Instrument number 20030515-0066805, said Register's Office, and further conveyed to Intown Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Kathy Ann Leslie, Trustee, dated February 13, 2004, of record in Instrument No. 20040217-0017751, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1625 5th Avenue North, Nashville, TN 37208
(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 9th day of September, 2004.

Intown Properties, LLC, a Tennessee Limited Liability Company

By: W.H. Eason, Member
W.H. Eason, Jr.

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 Intown Properties, LLC, a Tennessee Limited Liability Company the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of September, 2004.

Commission expires:

_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W.H. Eason Jr. with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Member respectively of the Intown Properties, LLC, a Tennessee Limited Liability Company the within named bargainor, and that he/she as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company, by the said W.H. Eason, Jr. as such Member .

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of September, 2004.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027