Davidson County DEEDWARR
Recvd: 03/02/07 09:51 2 pgs
Fees:13.00 Taxes:392.20

20070302-0025836

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

KIEL BOSCHELE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 15th day of February, 2007.

Notary Public
My commission expires: My Commission Expires: December 12, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Greggory T. Knipp 2312 A&B 24th Avenue South Nashville, TN 37208	New Owner	08102017100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve R. Nichols, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Greggory T. Knipp and wife, Angela M. Knipp, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 144 on the Plan of Beuna Vista Heights of record in Book 161, Page 1, Register's Office for said County, being more particularly described as follows:

SAID Lot No. 144 fronts 50 feet on the east side of Dudley Avenue, now 24th Avenue North, an runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Steve R. Nichols by deed from Scott Hudgens dated 7/21/06 of record in Instrument No. 200607250089294, Register's Office for Davidson County, Tennessee. Steve R. Nichols makes oath that the property herein described is neither his principal residence nor the principal residence of his spouse and/or dependents.

This property is improved property known as 2312 A&B 24th Avenue South, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of February, 2007.

Steve R. Nichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve R. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of February, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Record & Return To:
Bosch Title, LLC
1800 Galleria Blvd., Suite 1390
Franklin, Tennessee 37067