Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1090

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin V. Forte and wife, Penny M. Forte**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garner Knight Development**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 251 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, Pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin V. Forte and wife, Penny M. Forte by Warranty Deed of record in Book 11592, Page 401, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7997 Boone Trace, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of April, 2011.

Kevin V. Forte

Penny M. Forte

BILL GARRETT, Davidson County
Trans:T20110023058 DEEDWARR
Recvd: 04/19/11 13:36 2 pgs
Fees:13.00 Taxes:377.40
20110419-0030188

State of Tennessee)
County of Davidson)

On this 15th day of April, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin V. Forte and Penny M. Forte, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 102,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of April, 2011.

Notary Public

My Commission Expires: 5/20/14

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Garner Knight Development 7997 Boone Trace Nashville TN 37221	Owner	126-15-A-130CO