THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2011. Notary Public MY COMMISSION EXPIRES: My commission expires November 21, 2012 (AFFIX SEAL)
RETURN TO Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 01288-6325	

Tonya Barton
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Bowen	Magna Bank NEW OWNER	MAP 126-15-A
7997 Boone Trace		PARCEL 130.00CO
Nashville, TN 37221		
(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, **Garner Knight Development, a Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Bowen, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, HER HEIRS 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 number 251 on the plan of Boone Trace at Biltmore, Section Three, as of record in Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Garner Knight Development by deed recorded as instrument 20110419-0030188, said Register's Office. Garner Knight Development is a Tennessee General Partnership. Frances Garner and James Knight are all of the Partners of Garner Knight Development.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

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 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 our hands this the 20th day of January, 2012.

Garner Knight Development

By: J. Garner, PARTNER
Frances Garner, Partner

James L Knight Jr., PARTNER
James Knight, Partner

BILL GARRETT, Davidson County
Trans:T20120005920 DEEDWARR
Recvd: 01/25/12 11:44 2 pgs
Fees:13.00 Taxes:806.60

20120125-0006960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Frances Garner and James Knight, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the only Partners of the maker, **Garner Knight Development**, and as the only Partners of the maker did execute this instrument on behalf of the maker as their free act and deed.

Witness my hand and seal this the 10th day of January, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN