RETURN TO:
BAYDOUN & KNIGHT, PLLC
424 Church Street, Suite 2650
Nashville, Tennessee 37219

This Instrument Prepared By:
Wm. Lee Horn, Esq.
BAYDOUN & KNIGHT, PLLC
424 Church Street, Suite 2650
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20120011594 DEEDWARRSP
Recvd: 02/16/12 10:02 3 pgs
Fees:17.00 Taxes:0.00
20120216-0013590

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Stephen C. Knight	Stephen C. Knight	Map 104-6A-97
5883 Wilshire Drive	5883 Wilshire Drive	Parcel 26W-9709
Nashville, Tennessee 37215	Nashville, Tennessee 37215	

** Description hereinbelow was taken from the prior conveyance, and Preparer makes no representations as to any matter relating thereto.*

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **the Estate of Alfred H. Knight, deceased**, by and through its Personal Representative, and all of the heirs at law of said estate, (collectively the "Grantor") these presents does hereby transfer and convey unto **Stephen C. Knight**, (the "Grantee") all of their right, title and interest, in and to the tract of improved real estate described on the attached Exhibit "A" attached hereto and made a part hereof.

County/City Taxes for the year 2012 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the grantors paying their pro-rata share thereof to Grantee who will be responsible for payment of said taxes.

This is improved property located at Unit 909-E 3415 West End Avenue, Nashville, Tennessee 37203.

No portion of the property conveyed herein has ever been homestead of a Grantor.

TO HAVE AND TO HOLD TO SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER.

And Grantors do for themselves and for their heirs, successors and assigns covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns, forever, against the lawful claims of all persons claiming by, through or under a Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned, through their authorized representatives and heirs have hereunto set their seals this 15th day of February, 2012.

Eric H. Knight

ESTATE OF ALFRED H. KNIGHT

By: _____
Stephen C. Knight, Personal Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric H. Knight, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2012.

_____
Notary Public

My Commission Expires: 1/09/16

DIANE NIPPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen C. Knight, as Administrator of the Estate of Alfred H. Knight, deceased, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 15th day of February, 2012.

_____
Notary Public

My Commission Expires: 1/09/16

DIANE NIPPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, there was NO monetary consideration for this transaction and it is exempt from transfer taxation pursuant to the laws of the State of Tennessee.

_____
Stephen C. Knight, Affiant

Subscribed and sworn to before me, this
15th day of February, 2012.

_____
Notary Public
My Commission Expires: 1/09/16

DIANE NIPPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION TO

UNIT 909-E 3415 WEST END AVENUE, NASHVILLE, TENNESSEE 37203

Land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 909E, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register's Office, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office and all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of and is subject to the By-Laws for the Administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, said Register's Office and By-Laws of record in Book 5862, page 626, said Register's Office.

Being the same property conveyed to Alfred H. Knight by Warranty Deed from Frances Williams Preston of record in Book 6465, page 724 said Register's Office. Frances Williams Preston and Frances W. Preston are one and the same person.

All other easements, covenants and restrictions of record in said Register's Office.