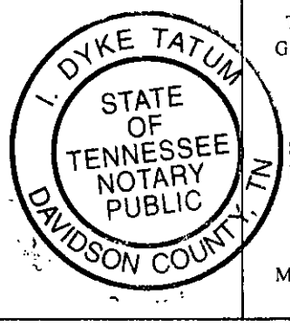
BILL GARRETT, Davidson County
Trans:T20120057206 DEEDWARR
Recvd: 08/02/12 14:25 2 pgs
Fees:13.00 Taxes:4070.00

20120802-0068687

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Knestrick	First Advantage Bank	**104090243.00**
(NAME)	(NAME)	
219 Bowling Avenue	1430 Madison Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Clarksville, TN 37040	
(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, **Deborah C. Caplenor, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William E. Knestrick, unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "J" on the Map of Whitland Realty Company's Subdivision of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee, and the northerly 35 feet of Lot "D" on the Revised Plan of the Subdivision of Lots No. 7 and 8 and Block "J" and Lots No. 1 and 12 of Block "K" in Whitland Realty Company's Subdivision of record in Book 547, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and the northerly part of Lot "D" front together 135 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue or Golf Club Lane, and run back between parallel lines, parallel with the 115 feet north of the northerly margin of a 50-foot unnamed street, 180 feet to a dead line on the rear.

Being the same property conveyed to Deborah F. Caplenor, unmarried by deed dated March 26, 2004 from Kevin D. Montgomery, Trustee under Agreement dated February 24, 2004 of record in Instrument No. 20040401-0036703, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **213 Bowling Avenue, Nashville, TN 37205 as shown by the Tax Assessor's Office. 219 Bowling Avenue, Nashville, TN 37205 as shown by the US Postal System**

(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 **1st day of August, 2012**.

Deborah C. Caplenor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Deborah C. Caplenor**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of **August**, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN