SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2012.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luther T. McKnight	SAME	128160B06400CO
(NAME)	(NAME)	
5065 Villa Crest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **REDUS Nashville Housing, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Luther T. McKnight, Married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 64, Phase Four, SUMMIT OAKS, a Planned Unit Development, of record as Instrument No. 20060417-0043459, 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 REDUS Nashville Housing, LLC by Substitute Trustee's Deed from K. David Waddell, Substitute Trustee, dated 02/22/2010 and filed for record on 02/23/2010 in Instrument Number 20100223-0013815, and corrected in Instrument Number 20121023009684 8, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20060418-0044430, Instrument Number 20010925-0103588, Instrument Number 20050728-0088585 and Instrument Number 20050809-0094087, Register's Office for Davidson County, Tennessee.

Grantee acknowledges that Grantor acquired the Property through statutory or judicial foreclosure and that Granter has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. GRANTOR DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

BILL GARRETT, Davidson County
Trans:T20120080242 DEEDWARRSP
Recvd: 10/23/12 09:13 2 pgs
Fees:13.00 Taxes:197.95

20121023-0096849

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Lot 64, Summit Oaks, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 19th day of October, 2012.

REDUS NASHVILLE HOUSING, LLC

Adrienne Huffman 10/18/12

BY: REDUS Properties, Inc., It's Manager
by: Adrienne Huffman as Vice President
Vice President

State of ~~North Carolina~~ Florida
County of Duval

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Adrienne Huffman**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Vice President of REDUS Properties, Inc., the Manager of REDUS Nashville Housing, LLC**, the within named bargainer, a corporation, and that, she as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Adrienne Huffman as such Vice President of REDUS Properties, Inc., the Manager of REDUS Nashville Housing, LLC.

Witness my hand and Official seal this 19th day of October, 2012.

Heather Brady

Notary Public
My Commission Expires: 6/13/15

HEATHER BRADY
MY COMMISSION # EE103056
EXPIRES June 13, 2015
(407) 398-0153 FloridaNotaryService.com

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167