WARRANTY DEED

B-KW-13-2310-502

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan J. Knowlton	New Owner (NAME)	
2310 Elliott Ave., Apt 502 (ADDRESS)	(ADDRESS)	105-14-0C-017.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATE ASHBY CHILES, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN J. KNOWLTON, unmarried * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: and Mary A. Knowlton, as joint tenants with right of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO 502 ON THE PLAN OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS,CONDITIONS AND RESTRICTIONS OF THE PARK AT MELROSE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 200706040065994, AND FIRST SUPPLEMENTARY DECLARATION OF COVENANTS IN INSTRUMENT 200706140071575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER 'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE TOWNHOMES, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT 200706040065994, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KATE ASHBY CHILES, AN UNMARRIED WOMAN BY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20070730-0089824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 26, 2007 AND RECORDED ON JULY 30, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 78; INSTRUMENT 200004180038819; INSTRUMENT 200606230075219; INSTRUMENT 200606230075251 AND INSTRUMENT 200608090098054 AND INSTRUMENT 200608090098082; INSTRUMENT 200705250062832; INSTRUMENT NUMBER 200706040065994 AND FIRST SUPPLEMENTARY IN INSTRUMENT 200706140071575; INSTRUMENT 200707030079126, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2310 Elliott Ave., Apt 502, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130049663 DEEDWARR
Recvd: 06/13/13 09:24 2 pgs
Fees:13.00 Taxes:969.40
20130613-0060252

Witness my/our hand(s) this 31st day of May, 2013.

Kate Ashby Chiles

Kate Ashby Chiles

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE ASHBY CHILES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903