THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
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 $ 198,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2013. Notary Public MY COMMISSION EXPIRES 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130062658 DEEDWARR
Recvd: 07/23/13 11:57 2 pgs
Fees:13.00 Taxes:735.93
20130723-0076108

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica P. Thomson and Spencer Thomson	Avenue Bank	
237 Blue Hills Drive	111 10th Avenue South, Ste 200	095-07-0-107.00
Nashville, TN 37214	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

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 **Jessica P. Thomson and husband, Spencer Thomson,**

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. 42 on the Plan of Merry Oaks of record in Plat Book 1835, Page (s) 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garner Knight Development by Warranty Deed from Allen T. Murray and wife, June E. Murray of record at Instrument No. 20130122-0006846, dated December 18, 2012 and recorded on January 22, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allen T. Murray and wife, June E. Murray by Deed from L.R. Boner and wife, Lena D. Boner of record in Book 2341, page 405, dated January 18, 1955, in the Register's Office for Davidson County, Tennessee.

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 () UNIMPROVED

(X) IMPROVED property known as **237 Blue Hills Drive, Nashville, TN 37214.**

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 22nd day of July, 2013.

Garner Knight Development

By: Frances Garner, PARTNER
Frances Garner, Partner

By: James L Knight PARTNER
James Knight, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Frances Garner and James Knight, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing 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 official seal this 22nd day of July, 2013.

Notary Public

My Commission Expires: 1-9-16

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