PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52812
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joel McKellar 1010 Gilmore Ave. Nashville, TN 37204	New Owner

TAX MAP-PARCEL NUMBERS: 082160C00200C0

BILL GARRETT, Davidson County
Trans:T20130070120 DEEDWARR
Recvd: 08/14/13 15:01 2 pgs
Fees:13.00 Taxes:651.02
20130814-0085534

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,950.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Walter G. Knestrick, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Joel McKellar hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 902-B on the Plan of The 902 Shelby Avenue Townhomes shown as Exhibit "B" to the Declaration establishing a planned unit development of record in Instrument No. 20060807-0096687, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter G. Knestrick by Special Warranty deed from MTGLQ Investors, L.P. dated July 13, 2011 and recorded on July 25, 2011 in Instrument No. 20110725-0056590 Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein, nor any spouse or assigns.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "B" to the Declaration in Instrument No. 20060807-0096687, said Register's Office; and Restrictions of record in Instrument No. 20060807-0096687, said Register's Office.

This is improved property, known as: 902 B Shelby Avenue, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of August, 2013.

Walter G. Knestrick

State of TENNESSEE

County of DAVIDSON

On this 9th day of August, 2013 , before me the undersigned authority, personally appeared Walter G. Knestrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,950.00

Affiant

Sworn and subscribed before me this the 9th day of August, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017