THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2013. Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130081683 DEEDWARR
Recvd: 09/20/13 10:52 3 pgs
Fees:18.00 Taxes:777.00
20130920-0099262

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheryl Ann Knight	NEW OWNER	093100A47500CO
475 2nd Avenue South		
Nashville, TN 37201		
(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, **Richard A. Schultz and wife, Rebecca A. Schultz and Dennis M. Furlong, Trustee, of the Dennis M. Furlong Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheryl Ann Knight, 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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 475 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereon, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard A. Schultz and wife, Rebecca A. Schultz by deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20050322-0031093; and Richard A. Schultz and Rebecca A. Schultz having conveyed a 50% undivided interest to The Dennis Furlong Trust by deed of record in Instrument No. 20061113-0140389, 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 **475 2nd Avenue South, Nashville, TN 37201.**

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 18th day of September, 2013

Richard A. Schultz by Samuel F. Anderson Attorney in fact

Richard A. Schultz
By Samuel F. Anderson, Attorney in Fact

Rebecca A. Schultz by Samuel F. Anderson Attorney in fact

Rebecca A. Schultz
By Samuel F. Anderson, Attorney in Fact

Dennis M. Furlong, Trustee by Samuel F. Anderson Agent & Attorney in fact

Dennis M. Furlong, Trustee of the Dennis Furlong Trust
By Samuel F. Anderson, Agent and Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On September 18, 2013, before me personally appeared Samuel F. Anderson, to me known to be the person who executed the foregoing instrument in behalf of Richard A. Schultz and Rebecca A. Schultz and acknowledged that he executed same as the free act and deed of said Richard A. Schultz and Rebecca A. Schultz for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 2013.

My Commission Expires:
1-11-17

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On September 18, 2013, before me personally appeared Samuel F. Anderson, to me known to be the person who executed the foregoing instrument in behalf of Dennis M. Furlong, Trustee of the Dennis Furlong Trust and acknowledged that he executed same as the free act and deed of said Dennis M. Furlong for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 2013.

My Commission Expires:
1-11-17

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

TRUST CONFIRMATION

I, Dennis M. Furlong, hereby state that the Dennis M. Furlong Trust dated May 26, 1999, is still in full force and effect and has not been revoked, amended or modified and I am is still the Trustee with full power to convey and/or mortgage.

Dated: 9-13-13

DENNIS M. FURLONG