BILL GARRETT, Davidson County
Trans:T20130089683 DEEDWARR
Recvd: 10/17/13 15:49 2 pgs
Fees:13.00 Taxes:610.50
20131017-0108816

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 15th day of October, 2013.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Oak Point Properties, LLC	New Owner	083-06-0-214.00
4322 Harding Pike, Ste. 417		
Nashville, TN 37205-2664		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES RAMSEY KNIGHT, EXECUTOR FOR THE ESTATE OF CORNELIA H. KNIGHT, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OAK POINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Final Subdivision Plat, First Revision, Part of Lot 10 & Lot 11 T.P. Weakley Subdivision of record in Instrument Number 20120927-0088229, 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 a part of the same property conveyed to Mrs. Cornelia Knight by Deed from Mary C. Lovell, a widow of record in Book 5009, page 238, Register's Office for Davidson County, Tennessee, dated March 25, 1976 recorded on March 26, 1976. The Said Cornelia Knight having since died testate on January 15, 2013. The Last Will and Testament having given the Executor the right to control the property and having been probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Case No. 13-316.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1510 Franklin Avenue, Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2013.

The Estate of Cornelia H. Knight, Deceased

Charles Ramsey Knight Executor
Charles Ramsey Knight, Executor

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Ramsey Knight, Executor for The Estate of Cornelia H. Knight, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of October, 2013.

Vanda Peters
Notary Public

My Commission Expires: Feb. 15, 2016

VANDA PETERS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Feb. 15, 2016