RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130094

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107275 DEEDWARR
Recvd: 12/27/13 10:01 2 pgs
Fees:13.00 Taxes:373.70
20131227-0130232

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2013.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D223, LLC 521 8th Ave. South, Ste. 103 Nashville, TN 37203	Same address as new owner	07313007700

FOR AND IN CONSIDERATION of the sum of One Hundred One Thousand and 00/100 Dollars ($101,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **GENOA RENEE MCEWEN-KNIGHT, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 13 on the Map of Dugger Heights, Section II, as of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Genoa Renee McEwen-Knight, unmarried, by Quitclaim Deed from Genoa Renee McEwen-Knight, Executor of the Estate of Eddie Eugene Knight, Jr., dated 12/5/2013, recorded 12-27-2013, of record in Instrument No. 20131227-0130231, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie E. Knight and wife, Genoa R. Knight, by Warranty Deed from Burgess H. Smith, Jr. and wife, Jo Ann B. Smith, dated 3/3/1993, recorded 3/5/1993, of record in Book 8881, page 380, in the Register's Office for Davidson County, Tennessee. Pursuant to a certain divorce decree for Docket No. 98D-205 in the Second Circuit Court for Davidson County, Tennessee, of record in Book 10219, page 163, said Register's Office, Eddie E. Knight was awarded title to the subject property, and Genoa R. Knight was divested of her interest. Eddie E. Knight and Genoa Renee McEwen-Knight since remarried on February 12, 2012. The said Eddie E. Knight having since died testate on November 14, 2012, and his Will having been admitted for probate under Docket No. 13P1925 in the Seventh Circuit Court for Davidson County,

Tennessee, Probate Division, and also of record in Instrument No. 20131205-0124021, Register's Office for Davidson County, Tennessee, Genoa Renee McEwen-Knight was appointed Executor of his Estate, with full power and authority to sell any real property belonging to the Estate.

This conveyance is made subject to all matters as shown on the Plat of record in Plat Book 1424, page 135, in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of December, 2013.

Genoa Renee McEwen-Knight

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Genoa Renee McEwen-Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5 day of December, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014