This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 30day of January , A.D., 20 14 , by and between

Jill E. Papenberg An unmarried person

First Parties, and

Benton G. McKnight and Emily L. McKnight, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NUMBER 204, ON THE PLAN OF THE MAXWELL, AS SHOWN ON AND ESTABLISHED BY THE DECLARATION OF THE MAXWELL, A CONDOMINIUM, TOGETHER WITH ANY STORAGE UNIT AND PARKING SPACE SPECIFIED IN EXHIBIT F OF SAID DECLARATION OF THE MAXWELL, A CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20091214-0113711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. THE EASEMENTS, RESTRICTIVE COVENANTS, BYLAWS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO EACH UNIT, PROPERTY, CO-OWNERS OR TENANTS OF THE MAXWELL, A CONDOMINIUM, CONTAINED IN THE DECLARATION OF THE MAXWELL OF RECORD IN INSTRUMENT NO. 20091214-0113711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JILL E. PAPENBERG BY DEED FROM MAXWELL NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON AUGUST 31, 2011, OF RECORD IN INSTRUMENT NO. 20110831-0067582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Ben McKnight
1116 West 7th Street, PMB #124
Columbia, TN 38401

RESPONSIBLE TAXPAYER:
New Owner

BILL GARRETT, Davidson County
Trans:T20140007189 DEEDWARR
Recvd: 01/31/14 09:00 2 pgs
Fees:13.00 Taxes:1239.50
20140131-0008676

CLT # 104023020400000

MR-PA-243977

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X Jill E Papenberg X _____

Jill E. Papenberg

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jill E. Papenberg An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of December, 2013.

✓ _____ Notary Public

TOM F. O.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

My Commission Expires July 3, 2017

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 335,000.00. Affiant _____.

Subscribed and sworn to before me this 30th day of January, 2014.

My Commission Expires: 3/14/16

_____

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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