THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Suite 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140013845 DEEDWARR
Recvd: 02/27/14 14:04 2 pgs
Fees:13.00 Taxes:1387.50

20140227-0017062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-9-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garner Knight Development	OWNER	MAP
6212 HILLSBORO Pike		PARCEL 131-01-0-079.00
Nashville, TN 37215		
(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, I, **Ronald Edwin Hale, Executor of the Estate of Audrey Christine Burnette Hale**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garner Knight Development, a Tennessee General Partnership composed of Frances Garner and James L. Knight**

HEREINAFTER CALLED THE GRANTEE, Its SUCCESSORS, 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. 41 on the Plan of B. N. Stammer Subdivision, of record in Plat Book 1424, Page 23, 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 the same property conveyed to Henry E. Hale and wife, Christine B. Hale by Deed from Luther T. Alexander, Jr., and wife, Klara P. Alexander, of record in Book 2028, page 435, Register's Office for Davidson County, Tennessee, dated November 21, 1951 and recorded November 23, 1951. The said Henry E. Hale died on December 13, 1972 leaving his wife, Christine B. Hale as the surviving tenant by the entirety. The said Christine B. Hale also known as Audrey Christine Burnette Hale died on June 13, 2012, and by her Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, as Case No. 12P-1086, and recorded in Instrument Number 20130419-0039349, Register's Office for Davidson County, Tennessee. By an Order of the Court dated February 14, 2014, the Executor, Ronald Edwin Hale, was directed to convey the described property to Garner Knight Development.

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 IMPROVED property known as **2256 Castleman Drive, Nashville, TN 37215.**

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 my hand this the 26th day of February, 2014.

The Estate of Audrey Christine Burnette Hale

BY: Ronald Edwin Hale, EXECUTOR

Ronald Edwin Hale, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ronald Edwin Hale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the EXECUTOR of the Estate of Audrey Christine Burnette Hale, and is authorized by the Court to execute this instrument on behalf of the said Estate.

Witness my hand and seal this the 26th day of February, 2014.

My Commission expires 6-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN