Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March 2014.

Notary Public
My commission expires: 6-5-16

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey T. Knight 839 Forest Hills Drive Nashville, TN 37220	Stifel Bank & Trust 12655 Olive Blvd. Ste 250 St. Louis MO 63141	16001001300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jeffrey T. Knight and Anne Knight, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the plan of Section Two, Oak Hill Estates, of record in Book 4460, Pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust, by Trustee's Deed from Trey Cain, not as individually, but as Trustee as aforesaid, recorded on February 5, 2014 in Instrument Number 20140205-0010363, Regster's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014 a lien, not yet due and payable, Tax Map and Parcel #16001001300; (2) All matters appearing of record in Plat Book 4460, Page 36, 37 and 38, Register's Office for Davidson County, Tennessee; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7865, Page 69 and Book 7681, Page 294, said Register's Office.

This property is improved property known as **839 Forest Hills Drive, Nashville, TN 37220.**

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/18/14 15:48 3 pgs
Fees:18.00 Taxes:1831.50
20140318-0022498

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 14th day of March, 2014.

Mary M. Wester, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary Wester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Trustee** (or other officer authorized to execute the instrument) of the **Mary M. Wester Revocable Trust**, the within named bargainor, a private entity, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as **Trustee** (or other authorized officer).

Witness my hand, at office, this the 14th day of March, 2014.

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Notary Public

My commission expires: 5/30/2017

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

