Prepared by:
Amy Cross Nance
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20140045382 DEEDWARR
Recvd: 06/26/14 09:16 2 pgs
Fees:13.00 Taxes:740.00
20140626-0055876

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Brandy Gomez
Affiant

Subscribed and sworn to before me, this 24 day of June 2014.

R. Kirkland Moser
Notary Public
My commission expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawn M. Knight 1038 Ashmore Dr. Nashville TN 37211	CMG Mortgage Inc. 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	161-060A-051.00

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 Thomas Malin, Jr. a married man, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shawn M. Knight an unmarried person 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:

Being Unit 51 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit A-1 to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 200808325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas Malin, Jr. by Warranty Deed form Centex Homes, Nevada General Partnership of record in Instrument No. 20090311-0022003, Register's Office for Davidson County, Tennessee on March 5, 2009.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20080325-0030014, and amended in Instrument Nos. 20080709-0070601, 20070614-0071397 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 1038 Ashmore Dr., Nashville, Tennessee 37211

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.

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 20th day of June, 2014.

Thomas Malin, Jr.

Christy M. Malin, who joins in this conveyance for the sole purpose Of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Malin, Jr. and Christy M. Malin , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 25th day of June, 2014.

Notary Public

My Commission expires: 2-23-16

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08252