RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140058530 DEEDWARR
Recvd: 08/11/14 10:06 2 pgs
Fees:13.00 Taxes:1480.00
20140811-0071995

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 400,000.00

Affiant

Subscribed and sworn to before me this 25th day of July, 2014.

Notary Public

My commission expires: 1/26/16

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NASH PROPERTIES, LLC	**AUBURN BANKING COMPANY**	**07200000501**
903 N HILL DR, 310 AMBROSE AVE, N HILL DR	**P.O. BOX 1300**	
NASHVILLE, TN 37207	**RUSSELLVILLE, KY 42276**	

FOR AND IN 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 ACKNOWLEDGE, WE,

MICHAEL SIDNEY KNIGHT, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASH PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Urban Services District of Davidson County, Tennessee. Being the property of the Sidney Elroy Knight Testamentary Trust, as or record in book 2010118-0092378, Register's Office Davidson County, Tennessee and described as follows:

Beginning at a nail in the sidewalk on the northwest intersection of the right-of-way of North Hill Drive with Ambrose Avenue, said point being the southeast corner of this description; Thence with the right-of-way of North Hill Drive, N86°41'42"W 325.07 feet to an iron rod on the eastern right-of-way of Ellington Parkway; Thence with the right-of-way of Ellington Parkway and a controlled access fence, N04°24'42"E 171.77 feet to a Tennessee Department of Transportation concrete monument; Thence continuing with the right-of-way of Ellington Parkway and a controlled access fence, N17°15'15"E 5.80 feet to an existing iron rod at the southwest corner of Mitchell's Formal Wear, Inc., as of record in book 6731, page 452, Register's Office Davidson County, Tennessee. Thence with the line of Mitchell's Formal Wear, Inc., N89°28'29"E 372.07 feet to an iron rod on the right-of-way of Ambrose Avenue; Thence with the right-of-way of Ambrose Avenue, S03°18'18"W 198.81 feet to the point of beginning; Containing 1.39 acres, more or less; As surveyed July 14, 2014 by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075. Phone: 615-822-5394.

BEING THE SAME PROPERTY CONVEYED TO SIDNEY E. KNIGHT, AND WIFE, MILDRED C. KNIGHT BY WARRANTY DEED FROMAMERICAN BUSINESS PROPERTY CORPORATION DATED 01/06/76 IN DEED BOOK 4985, PAGE 780, SAID REGISTER'S OFFICE. THE SAID MILDRED C. KNIGHT DIED ON

THE 30TH DAY OF JULY, 2002, AND SIDNEY E. KNIGHT RECEIVED HIS INTEREST BY RIGHT OF SURVIVORSHIP. FURTHER CONVEYED TO SIDNEY ELROY KNIGHT TESTAMENTARY TRUST BY QUITCLAIM DEED FROM MICHAEL SIDNEY KNIGHT, TRUSTEE DATED 11/17/10 AND RECORDED ON 11/18/10 IN INSTRUMENT NO. 20101118-0092378, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 903 N HILL DR, 310 AMBROSE AVE, N HILL DR, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 25th day of July, 2014.

SIDNEY ELROY KNIGHT TESTAMENTARY TRUST

Michael Sidney Knight, Trustee

MICHAEL SIDNEY KNIGHT,
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL SIDNEY KNIGHT** with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the **TRUSTEE** of **SIDNEY ELROY KNIGHT TESTAMENTARY TRUST** the within named bargainor, and corporation, and that he/she as such **TRUSTEE** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its **TRUSTEE.**

Witness my hand, at office, this 25th day of July, 2014.

Notary Public

My Commission Expires: 1/26/16