WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058932 DEEDWARR
Recvd: 08/12/14 09:44 2 pgs
Fees:13.00 Taxes:1017.50
20140812-0072532

R-VRES-14-1915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin W. Gan	Franklin American Mortgage	
(NAME)	(NAME)	
1915 Eastland Avenue	501 Corporate Centre Dr., #400	**083-06-0A-003.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEREMIAH Y. KNIGHT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN W. GAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3, Scott Avenue Townhomes, as established under Master Deed of record in Instrument No. 20050114-0005282, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jeremiah Y. Knight, an unmarried man by deed from Howard Dyer of record in Instrument No. 20060818-0102088 Register's Office for Davidson County, Tennessee, dated August 15, 2006 and recorded on August 18, 2006.

The above-described property has never been the marital residence of the grantor herein. Britt Johansson, spouse of Jeremiah Y. Knight, has never resided in the subject property.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 332, Page 8, Register's Office for Davidson County, Tennessee.
- Horizontal Property Regime of Scott Avenue Townhomes of record in Instrument Number 20050114-0005282, as amended in Instrument No. 20050126-0009812, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20050114-0005281, in the Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Instrument No. 20040916-0111791, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area/open space to HOA of record in Instrument No. 20060713-0084325, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1915 Eastland Avenue , Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 7th DAY OF AUGUST, 2014.

Jeremiah Y. Knight by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEREMIAH Y. KNIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMIAH Y. KNIGHT.

Witness my hand and official seal, this the 7th of August, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212