THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140072898 DEEDWARR
Recvd: 09/29/14 12:03 2 pgs
Fees:13.00 Taxes:1480.00
20140929-0089442

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

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 THE 26th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Knight	owner	MAP 132-02
6212 Hillsboro Road		PARCEL 012.00
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, WE, **George W. Dunbar, Jr., Trustee, and Betty Jane Dunbar Hines, Trustee, the Trustees of the Olga Rychen Dunbar Amended and Re-Stated 1998 Revocable Living Trust u/a/d May 6, 2009**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Knight**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 68 on the Plan of Brookhaven Estates of record in Plat Book 1835, Page (s) 49 through 51, inclusive, 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 Olga Rychen Dunbar amended and re-stated 1998 Revocable Living Trust Agreement, Olga Rychen Dunbar, Trustee by deed from Olga Rychen Dunbar, a single person of record in Instrument No. 20100514-0037305 Register's Office for Davidson County, Tennessee, dated May 13, 2010 and recorded on May 14, 2010. George W. Dunbar, Jr. and Betty Jane Dunbar Hines are the Trustees of the said Trust.

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 **4005 Crestridge Drive, Nashville, TN 37204.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 26th day of September, 2014.

The Olga Rychen Dunbar Amended and Re-Stated 1998 Revocable Living Trust u/a/d May 6, 2009

George W. Dunbar, Jr., Trustee

Betty Jane Dunbar Hines, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **George W. Dunbar, Jr. and Betty Jane Dunbar Hines** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Trustees** of the **The Olga Rychen Dunbar Amended and Re-Stated 1998 Revocable Living Trust u/a/d May 6, 2009** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **George W. Dunbar, Jr. and Betty Jane Dunbar Hines** as such **Trustees**.

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

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public