NEW OWNER:

Ned David Knox
3228 Hummingbird Drive
Nashville, TN 37218

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0741

Map 059 Group 13-0 Parcel 013.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140074405 DEEDWARR
Recvd: 10/02/14 14:44 3 pgs
Fees:18.00 Taxes:430.68
20141002-0091249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixteen Thousand Four Hundred and 00/100 Dollars ($116,400.00)** cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NED DAVID KNOX, UNMARRIED** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Treppard Heights Section No. 7, and of record in Plat Book 2900, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to 508 Investors, LLC, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 45265-0043, dated March 27, 2014, and of record in Instrument No. 20140411-0030638, Register's Office for Davidson County, Tennessee. See also Substitute Trustee's Deed of record in Instrument No. 20131120-0119805 , Warranty Deed of record in Instrument No. 20131014-0152079, and Trustee Deed of record in Instrument No. 20030625-0087476, said Register's Office.

This is IMPROVED property known as 3228 Hummingbird Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **September, 2014**.

508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Theodore J. Bertuca, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Theodore J. Bertuca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Member of, **508 Investors, LLC** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office 15th day of **September, 2014**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **116,400.00** .

AFFIANT

Sworn to and subscribed to before me 15th day of **September, 2014.**

My commission expires: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY