WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M141455

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,900.00.

Affiant

Subscribed and sworn to me on December 3rd, 2014

NOTARY PUBLIC

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Setian 8177 Boone Trace Nashville, TN 37221	Caliber Home Loans, Inc. 3701 Regent Blvd, Suite 200 Irving, TX 75063	125-15-0B 277

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Corey Franklin Knight and wife, Andrea Lauren Knight, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Richard Setian, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Four, LEXINGTON POINT, as of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Corey Franklin Knight and wife, Andrea Lauren Knight by warranty deed from Paul Annastas and wife, Karianne Annastas and Thomas G. Annastas, a married man of record as Instrument No. 20050602-0062600, said Register's Office.
>
> This property is also known as improved property located at 8177 Boone Trace, Nashville, TN 37221.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that he is 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on December 3rd, 2014.

BILL GARRETT, Davidson County
Trans:T20140091341 DEEDWARR
Recvd: 12/05/14 14:50 2 pgs
Fees:13.00 Taxes:684.13
20141205-0111839

Corey Franklin Knight

Andrea Lauren Knight

STATE OF North Carolina
COUNTY OF Brunswick

On December 3rd, 2014, before me personally appeared Corey Franklin Knight and Andrea Lauren Knight to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 3rd, 2014.

NOTARY PUBLIC

My Commission Expires: July 2, 2016

CHRISTINA SIAKI-RANDOLPH NOTARY PUBLIC BRUNSWICK COUNTY, NC