BILL GARRETT, Davidson County
Trans:T20150012805 DEEDQC
Recvd: 02/23/15 09:12 2 pgs
Fees:12.00 Taxes:0.00
20150223-0015100

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of title
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Donald R. Knotts, Sr. And wife, Elizabeth Ann Knotts 1001 Falls Avenue Madison, TN 37115	Same as New Owner	052 09 0B 009.00 052 09 0B 010.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Donald R. Knotts, Sr.**, Grantor, by these presents do hereby quitclaim and convey unto **Donald R. Knotts, Sr. and wife, Elizabeth Ann Knotts,** Grantees, our successors and assigns, all my right, title, and interest in and to the following described tract of land for the purpose of establishing a tenancy by the entirety:

Land in Davidson County, Tennessee, being Units No. 6A and 6B of Montague Terrace Townhomes as shown on Exhibit "C" to the Master Deed and By-Laws establishing Montague Terrace, Phase One, a Horizontal Property Regime with Private Elements of record as Instrument No. 20080819-0085322, as amended in Instrument No. 20090526-0048117 in the Register's Office for Davidson County, Tennessee, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, together with an undivided percentage of ownership in the Association.

Being the same property conveyed to Donald R. Knotts, Sr. by Warranty Deed from Gertrud Schick, Klaus Josef Schlachter, Hans Hermann Schlachter, Pierre Paul Schlachter, Doris Colestine Sara Melo, Ilse Liesolotte Diehl, Sofia Ema Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schafer, Rita Maria Knapp, Irmengart Kreszentia Embach, Imgard Paul Holzmann and Herbert Heinrich Scheuermann, as heirs to the Estate of Hannelore Frieda Albert, which deed is dated May 12, 2004 and recorded as Instrument no. 20040519-0059003 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 430 A and 430 B East Palestine Avenue, Madison, TN 37115

SAID PROPERTY is conveyed subject to such limitations, encumbrances, etc. , if any, as may affect the premises, including, but not limited to any unpaid property taxes, restrictive covenants and easements if any, as may be of record in the Register's Office for Davidson County, Tennessee, subject to any matter set forth on the Re-Re-Subdivision of Lot 22, Montague Subdivision of record in Book

5060, Page 134, Register's Office for said County and further subject to the terms, conditions and obligations set forth in the Master Deed and By-Laws establishing Montague Terrace Townhomes, Phase One, a Horizontal Property Regime with Private Elements of record as Instrument No. 20080819-0085322, as amended in Instrument No. 20090526-0048117 in the Register's Office for said County.

IN WITNESS WHEREOF, I have hereunto set my hand this the 19th **day of** Feb. **, 2015.**

Donald R. Knotts, Sr.

Donald R. Knotts, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donald R. Knotts, Sr.** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purposes set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 19th day of February, 2015.

My commission expires: 1-9-2018

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Donald R. Knotts, Sr.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME

THIS THE 19th DAY OF February

2015.

Deanie L. Gregory

Notary Public

My commission expires: 1-9-2018

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY