BILL GARRETT, Davidson County
Trans:T20150029566 DEEDWARR
Recvd: 04/20/15 12:21 4 pgs
Fees:22.00 Taxes:0.00
20150420-0034925

WARRANTY DEED

MAIL RECORDED DEED TO:

GREGORY A. MESCHER
MESCHER LAW OFFICES, P.C.
108 S. WOOD STREET
WASHINGTON, IL 61571

OWNER (SEND TAX BILLS TO):

JAMES A. KNOST, CO-TRUSTEE
DEBORAH L. KNOST, CO-TRUSTEE
940 W. DEERBROOK DRIVE
PEORIA, IL 61615

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES A. KNOST and DEBORAH L. KNOST, husband and wife (herein, "Grantor"), whose address is 940 W. Deerbrook Drive, Peoria, IL 61615, hereby sells, transfers and conveys to JAMES A. KNOST AND DEBORAH L. KNOST, CO-TRUSTEES, or any successors in trust, under the KNOST NASHVILLE TRUST dated September 4, 2014 and any amendments thereto (herein, "Grantee"), whose address is 940 W. Deerbrook Drive, Peoria, IL 61615, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 415 Church Street, Unit 1801, Nashville, TN 37219

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 17th day of November, 2014.

PIN NO: 093 06 1J 123.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

James A. Knost

STATE OF Illinois
COUNTY OF Tazewell

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James A. Knost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-26-17

OFFICIAL SEAL
GREGORY A MESCHER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/26/17

GRANTOR:

Deborah L. Knost

STATE OF Illinois
COUNTY OF Tazewell

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Deborah L. Knost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/26/17

OFFICIAL SEAL
GREGORY A MESCHER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/26/17

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

OATH OF CONSIDERATION

STATE OF ILLINOIS
COUNTY OF TAZEWELL

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

GRANTEE

Grantee signature _____
JAMES A. KNOST, Co-Trustee

Grantee signature _____
DEBORAH L. KNOST, Co-Trustee

Subscribed and sworn to under oath before me, this 17th day of November, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-26-17

OFFICIAL SEAL
GREGORY A MESCHER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/26/17

EXHIBIT A

[Legal Description]

A certain condominium apartment known as Unit No. 1801 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description; together with the rights, privileges, and appurtenances thereunto belonging, as set forth in the aforementioned Master Deed and Addendum, including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant common elements

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20061027-0133644 on October 27, 2006.

PIN NO: 093 06 1J 123.00

STREET ADDRESS: 415 Church Street, Unit 1801, Nashville, TN 37219

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.