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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15064352** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $768,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of June 2015.<br><br>Notary Public<br>My Commission Expires: Jan. 9, 2016 |

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150053902 DEEDWARR
Recvd: 07/06/15 09:31 2 pgs
Fees: 13.00 Taxes: 2841.60
20150706-0064674

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Timothy James Knapp<br>444 Manhattan Avenue<br>New York, NY 10026 | Movement Mortgage<br>841 Seahawk Circle<br>Virginia Beach, VA 23462 | Tax Parcel ID No.<br>10513013800 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McLean J. Barbieri and Damon M. Barbieri, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan L. Knapp and Timothy J. Knapp, Wife & Husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 86 on the plan of Belmont Land Company's Plan, as of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Westerly-one-half of said Lot No. 86 fronts 50 feet on the Northerly side of Beechwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Mclean J. Barbieri and Damon M. Barbieri, wife and husband by Warranty Deed from Christopher C. Wobensmith and Jennifer Wobensmith, husband and wife, recorded on the 18th day of October, 2010 in Instrument No. 20101018-0083369, in the Register's Office of Davison County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1502 BEECHWOOD AVE Nashville TN 37212-5517

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of June 2015.

McLean J. Barbieri

Damon M. Barbieri by McLean J. Barbieri
Attorney in Fact

Damon M. Barbieri by McLean J. Barbieri Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, McLean J. Barbieri, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, McLean H. Barbieri, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Damon M. Barbieri, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of June 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018