ADDRESS NEW OWNERS and
SEND TAX BILLS:

CHRISTOPHER M. KNOWLES
2509 Park Green Lane
Old Hickory, TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
53 - 16 - 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **JASON D. FITE, JEFFREY W. FITE, and JAMES P. FITE,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **CHRISTOPHER M. KNOWLES,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, State of Tennessee, to-wit: Being the westerly 200 feet of Lot 19, Section 2, Life & Casualty Insurance Company Subdivision of the Dabbs and Elliott property known as Dupontonia; as recorded in Plan Book 843, Page 56, Register's Office for Davidson County, Tennessee, and more fully described as follows:
Facing 200 feet on the northerly side of Old Hickory Boulevard and running back between parallel lines 292 1/2 feet, more or less, to the rear on which it measures 200 feet.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, but expressly excluded from this conveyance is the following description.
Land in Davidson County, Tennessee more particularly described as follows:
Being a part of Lot 19, Section 2, on the Plan of Life and Casualty Insurance Company Subdivision, of record in Book 843, Page 56, Described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Mrs. C.M. Gammill property, thence along the said boundary north 44 degrees 15 minutes east 5 feet more or less to a point, thence south 45 degrees 45 minutes east 200 feet more or less to a point, thence south 44 degrees 15 minutes west 5 feet more or less to a point in the said northeast margin, thence along the said margin north 45 degrees 45 minutes west 200 feet more or less to the point of beginning and containing 1000 square feet and being the same property conveyed to the State of Tennessee by Right-Of-Way Deed for Highway purposes of record in Book 5286, Page 647, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason D. Fite, Jeffrey W. Fite, and James P. Fite, as tenants in common with right of survivorship, from Dorothy E. Vantrease, Trustee, with full power and authority to protect, conserve and to sell or to lease or encumber or to otherwise manage and dispose of said property, by deed recorded January 22, 2007 in Instrument No. 20070212-0017776, Register's Office for Davidson County, Tennessee.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20150054193 DEEDWARR
Recvd: 07/06/15 13:56 3 pgs
Fees:18.00 Taxes:1332.00
20150706-0065080

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3606 Old Hickory Blvd., Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 1 day of July, 2015.

Jason D Fite
JASON D. FITE

Jeffrey W Fite
JEFFREY W. FITE

James P. Fite
JAMES P. FITE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JASON D. FITE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 6/16/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JEFFREY W. FITE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 1/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JAMES P. FITE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 1/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $360,000.00.

AFFIANT

Subscribed to and sworn before me, this the 2 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 1/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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