WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074926 DEEDWARR
Recvd: 09/02/15 13:09 2 pgs
Fees:13.00 Taxes:2349.50
20150902-0089430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

J.M.M.M.
Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2015.

Jessica Lascelle
Notary Public

My Commission MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Knight and Ashley Knight	PINNACLE BANK	
(NAME) 1906 Kimbark Drive	(NAME) 150 3RD AVE S. #900	131031P 001.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; WE, **SPRINGDALE 23 VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL KNIGHT AND ASHLEY KNIGHT,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 1906 AND 1908 KIMBARK, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1906 AND 1908 KIMBARK, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141103-0101349, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1906 AND 1908 KIMBARK, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141103-0101349, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.and in Davidson County, Tennessee, being Unit A, 1906 AND 1908 KIMBARK, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141103-0101349, as amended at Instrument No. 20141110-0103751 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Springdale 23 Ventures, a Tennessee general partnership by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership, recorded on the 10th day of October, 2014 in Instrument No. 20141010-0094385, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1130, Page 102 and Exhibit "B" of Instrument No. 20141103-0101349, as amended in Instrument No. 20141110-0103751, said Register's Office; (c) Restrictive covenants of record in Instrument No. 20141103-0101349, as amended recorded at Instrument No. 20141110-0103751, said Register's Office; and (d) Terms and provisions of Bylaws recorded in Exhibit C of Instrument No. 20141103-0101349.

unimproved
This is improved x property, known as 1906 Kimbark Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15162

Witness my hand this 28 day of August, 2015.

SPRINGDALE 23 VENTURES, A TENNESSEE GENERAL PARTNERSHIP, GRANTOR

BY: THE FARMINGTON 3 TRUST, A TRUST FORMED UNDER THE LAWS OF THE STATE OF TENNESSEE, MANAGING PARTNER

Delsa Carter, Trustee

BY: DELSA CARTER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary in and for said state and county, personally appeared Delsa Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Farmington 3 Trust which is the managing partner of Springdale 23 Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Farmington 3 Trust which is the managing partner of Springdale 23 Ventures, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as Trustee of The Farmington 3 Trust which is the managing partner of Springdale 23 Ventures.

Witness my hand and official seal at Nashville, Tennessee this 28 day of August, 2015.

Commission expires: 3/7/17

Notary Public

JAN L. BACHUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN