STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$155,000.00** (One Hundred Fifty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 22nd day of September, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: March 8, 2016 (NOTARY SEAL)

BILL GARRETT, Davidson County
Trans: T20150081457 DEEDWARR
Recvd: 09/24/15 13:22 2 pgs
Fees: 13.00 Taxes: 573.50
20150924-0097288

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Justin Knight and Jessica L. Blagys 2020 Beech Avenue, Apt. C-6 Nashville, TN 37204	Fifth Third mtg P.O. Box 630170 Cincinnati, OH 45263	105100A30200CO

WARRANTY DEED

FOR AND IN 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, I/WE, **RYAN J. FOGARTY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JUSTIN KNIGHT AND JESSICA L. BLAGYS, husband and wife,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 C-6 of Beech Tree Condominiums, A Horizontal Property Regime, established by a Master Deed of Beech Tree Condominium of record in Book 11174, Page 284 as amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the said Master Deed. Reference is hereby made to the plan of Beech Tree Condominiums as shown on Exhibit Map to the Master Deed of record in Book 11174, Page 284 as amended in Book 11680, Page 193, said Register's Office, to which Exhibit Map reference is hereby made.

Being the same property conveyed to Ryan J. Fogarty by deed from S. Paige Browning, unmarried, of record in Instrument #20060628-0077202, Register's Office for Davidson County, Tennessee.

Being also known as 2020 Beech Avenue, C-6, Nashville, TN 37204.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2020 BEECH AVENUE, APT. C-6** **NASHVILLE, TN 37204**

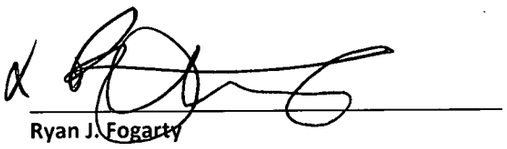
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RJF

LTSR Number:

GTE File: 2015094005

WITNESS, this 22nd day of September, 2015

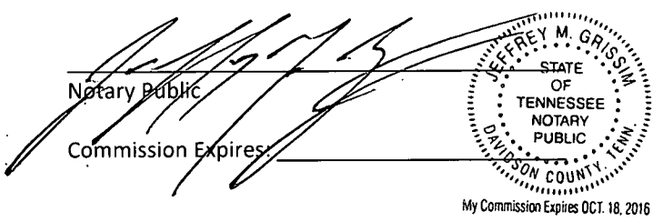


Ryan J. Fogarty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ryan J. Fogarty** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of September, 2015.



Notary Public

Commission Expires:

My Commission Expires OCT. 18, 2016