D

WARRANTY DEED

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Mallory K Fort
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF FEBRUARY, 2016.

Judy S Wells
Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Fort	Shelter Lending Services	
(NAME)	(NAME)	
819 Knox Avenue	P.O. Box 740039	118-01-0X-001.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Cincinnati, OH 45274-0039	
(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, **KNOX PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE B. FORT AND MALLORY K. FORT, HUSBAND AND WIFE**, 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 on the Plan of 819 Knox Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20131025-0111516, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being portion of the same property conveyed to Knox Partners, GP by Warranty from Theresa W. Doyle, married, dated September 27, 2013 and recorded on the 30th day of September, 2013 in Instrument No. 20130930-0102435, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 3106, Page(s) 62, said Register's Office; and restrictive covenants of record in Instrument No. 20131025-0111516 , said Register's Office; Charter of record in Instrument No. 20131025-0111515, said Register's Office; Easement for Joint Access, recorded in Instrument No. 20131025-0111508, said Register's Office; Restrictive Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20140723-0065289, as assigned at Instrument Nos. 20150612-0056001 and 20150617-0057659, said Register's Office.

unimproved
This is improved x property, known as 819 Knox Avenue, Nashville, TN 37204
(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.

BILL GARRETT, Davidson County
Trans: T20160012555 DEEDWARR
Recvd: 02/16/16 12:27 2 pgs
Fees: 13.00 Taxes: 1735.30
20160216-0014367

Witness my hand this 12 day of February, 2016

KNOX PARTNERS, GP

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the authorized agent of Knox Partners the within named bargainor, a partnership, and that he as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himselfas authorized agent.

Witness my hand and official seal at Nashville, Tennessee this 12 day of February, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

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Notary Public