BILL GARRETT, Davidson County
Trans:T20160016153 DEEDWARR
Recvd: 02/29/16 09:10 3 pgs
Fees:17.00 Taxes:0.00
20160229-0018705

SPACE ABOVE THIS LINE FOR REGISTER OF DEEDS USE

TRUST TRANSFER DEED

This instrument was prepared by:
Terry L. Thompson Esq., P.O. Box 1346, Alamo, CA 94507, (925) 855-1507

Address of New Owner:
DR. AUDREY M. KNIGHT LIVING TRUST
Dr. Audrey M. Knight, Trustee
1200 Lake Shore Avenue 25E
Oakland, California 94606
Send tax bills to above address

Map Parcel No.
108-16-OA-038.00

The undersigned Grantor, AUDREY M. KNIGHT, a married woman, declares under penalty of perjury that the following is true and correct:

This conveyance is a Trust Transfer. In consideration of ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is acknowledged, the Grantor transfers her interest in the property described below to Grantee's revocable inter vivos trust.

GRANTOR: AUDREY M. KNIGHT, a married woman HEREBY GRANTS to

GRANTEE: AUDREY M. KNIGHT, Trustee of the DR. AUDREY M. KNIGHT LIVING TRUST dated September 9, 2015,

the real property situated in Davidson County, State of Tennessee described as:

Lot No. 38 on the Plan of Timber Ridge of record as Instrument #20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Audrey M. Knight by deed from NVR, Inc., trading as Fox Ridge Homes, of record in Instrument #20050713-0081244, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2016, and subsequent years, which are a lien and not yet due and payable. Estimated taxes for improved property are $1,585.29.

Covenants Conditions and restrictions recorded as Instrument #20040115-0006462, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Timber Ridge Homeowner's Association, Inc. of record as Instrument #20040123-0009124, Register's Office for Davidson County, Tennessee.

Subject to a Roadway Easement of record in Book 10725, Page 218, Register's Office for Davidson County, Tennessee. Rights of the public in and to the cemetery, with rights of ingress and egress thereto.

All matters on the Plan of Timber Ridge of record as Instrument #20040113-0005330, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This improved property is known as 1725 Timber Point, Lot 38, Timber Ridge, Nashville, TN 37124.

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 and 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 representative, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs an 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.

Dated: 2/15/16

Audrey M. Knight

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Alameda)

On February 15th, 2016, before me, D Hale, notary public, personally appeared Audrey M. Knight, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.(Notary Signature) (Seal)

D. HALE
Commission # 2069182
Notary Public - California
Alameda County
My Comm. Expires May 23, 2018