THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee3 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **777,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2016. Notary Public MY COMMISSION EXPIRES: 1-6-2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160016357 DEEDWARR
Recvd: 02/29/16 12:22 2 pgs
Fees:13.00 Taxes:2874.90
20160229-0018928

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Noah Kirschner	owner	MAP 131-01-0W
2256B Castleman Drive		PARCEL 001.00-CO
Nashville, TN 37215		
(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, **Garner Knight Development, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Noah Kirschner and Stephanie Ann Kirschner, 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 No. A on the Plan of 2256 Castleman Drive Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration and Master Deed at Instrument No. 20140822-0076969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Garner Knight Development, a Tennessee General Partnership composed of Frances Garner and James L. Knight by Warranty deed from Ronald Edwin Hale, Executor of the Estate of Audrey Christine Burnette Hale of record in Instrument No. 20140227-0017062 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 27, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions including the Master Deed of record as Instrument 20140822-0076969; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 1424,page 23 and "Exhibit B" to the Master Deed; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2256B Castleman Drive; Nashville, TN 37215.**

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.

Witness our hands this the 26th day of February, 2016.

Garner Knight Development

BY: _____
Frances Garner, Partner

_____
James L. Knight, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Frances Garner and James L. Knight, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all of the Partners of the maker, **Garner Knight Development, a Tennessee General Partnership**, and are authorized by the maker to execute this instrument on behalf of the Partnership.

Witness my hand and seal this the 26th day of February, 2016.

My Commission expires 1-6-20

_____

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN