BILL GARRETT, Davidson County
Trans: T20160031407 DEEDWARR
Recvd: 04/18/16 12:20 2 pgs
Fees: 13.00 Taxes: 403.30
20160418-0037093

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$109,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 15th day of April, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary K. Durbin 1907 Dabbs Avenue Nashville, TN 37217	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	107.05-0-027.00

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, we,

Bert Knight and wife, Cynthia Knight

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Zachary K. Durbin, an unmarried man

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:

The following described property located in the City of Nashville, in Davidson County, Tennessee, top-wit:

Lot No. 93, Section One, Bel-Air Subdivision, as shown on Plat of record in Book 2900, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bert Knight and Cynthia Knight by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated August 10, 2010, of record in Instrument Number 20100915-0073374, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 2900, Page 28, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2959, Page 83, amended in Book 3096, Page 483, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1907 Dabbs Avenue, Nashville, TN 37217**
(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.

Witness our hand(s) this 15th day of April, 2016.

Bert Knight

Cynthia Knight

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bert Knight and Cynthia Knight, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076