THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047147** BILL GARRETT, Davidson County Trans:T20160036349 DEEDWARR Recvd: 05/03/16 08:47 2 pgs Fees:13.00 Taxes:540.20 20160503-0043122	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $146,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: Matthew Vernon Gordon 2512 Deerpath Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149-04-142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helmut E. Knee, unmarried and Christopher Knee, unmarried, Tenants in Common with Rights of Survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Vernon Gordon, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 492, EDGE-O-LAKE ESTATES, SECTION SEVEN, as shown on plat of record in Plat Book 3700, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Helmut E. Knee to Helmut E. Knee, unmarried and Christopher Knee, unmarried, Tenants in Common with Rights of Survivorship, as recorded on the 13th day of February, 2012 in Instrument No. 20120213-0012364 and Warranty Deed from Douglas O. Medcalf, unmarried to Helmut E. Knee, as recorded on the 21st day of March, 2011 in Instrument No. 20110321-0022114, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGE-O-LAKE ESTATES, SECTION SEVEN, as recorded in Plat Book 3700, Page(s) 79.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4042, Page 720.

Easement for Transmission Lines, recorded in Instrument No. 20111018-0080908.

This is improved property located at 2512 Deerpath Drive Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2016.

Helmut E. Knee

Christopher Knee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Helmut E. Knee and Christopher Knee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019