Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Subscribed and sworn to before me, this 3 day of June 2016.

Notary Public
My commission expires:

NANCY L SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

When recorded, please return to
Realty Title and Escrow Co., Inc.
2068 Cool Springs Blvd #106
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/09/16 15:11 3 pgs
Fees:18.00 Taxes:1021.20
20160609-0058605

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew John Knouff	Pinnacle Bank	141 05 0A 274.00
706 Gloucester Lane	150 3rd Ave South #900	
Nashville TN 37221	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marsha Swader, an unmarried woman hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Andrew John Knouff and Chloe G. Knouff, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 274 on the Plan of Avondale Park Phase 2 Section 3a of record in Instrument No. 20101005-0079393 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marsha Swader by deed from NVR, Inc. T/A Fox ridge Homes of record in Instrument No. 201107050051120 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Avondale Park Phase 2 Section 3a of record in Instrument No. 20101005-0079393 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in in Instrument No. 200812030117452 and amended in No. 200903310028791 and 201012230102254 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Avondale Park Owners Association of record in 200812030117350

This property is improved property known as 706 Gloucester Lane, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 3rd day of June, 2016.

Marsha Swader by Shelley McCraw in any-in-fact

Marsha Swader, by Shelley McCraw
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of June, 2016, before me personally appeared Shelley McCraw to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marsha Swader acknowledged that such person executed the same as the free act and deed of Marsha Swader.

Notary Public

My Commission expires January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09466

True Copy Certification

I, Deborah K. Devine, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy L. Schneider, a notary public for this county and state, Deborah K. Devine, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019