BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160049314 DEEDWARR
Recvd: 06/10/16 11:19 3 pgs
Fees:18.00 Taxes:388.50
20160610-0058943

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IAN RHETT	**SAME**	**057-00-0-045.01**
(NAME) **1301 EDGEWOOD PLACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CHARLES MELVIN KNALLS, CHARLES GREGORY KNALLS, JERRY KNALLS, LENA DWANDA NORTH, AND ANGIE ALIDANI, BEING ALL THE HEIRS AT LAW OF LENA R. KNALLS, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN RHETT,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th formerly 23rd, Civil District of Davidson County, Tennessee, described according to survey made by Earl Drake, Surveyor, dated March 6, 1912 as follows:

BEGINNING at a point in the center of Cato Road at the southeast corner of the property conveyed to C.B. Winfrey by deed of record in Book 329, Page 718, Register's Office for said County; thence North 74 deg. east 5.7 poles to a point; thence north 31 deg. east 13 poles to a point in drain; thence north 23 ½ deg. east 12 poles to a stone in drain in C.B. Winfrey's line, 7 feet south of a poplar sapling stump, thence south 87 ½ deg. east with C. B. Winfrey's south line 36 poles to a stake, hickory and hackberry pointer, C. B. Winfrey's corner in Mrs. Britt Nicholson's west line; running thence in a southwesterly direction 37 poles, more or less, to the southeasterly corner of the Cato Graveyard ; thence north 37 ¾ deg. west, 18.18 poles to a point; thence south 52¼ deg. west along the northerly margin of said graveyard, 18.18 poles to the center of Cato Road; thence northwesterly along the center of said road, 9.87 poles to the point of beginning, containing 6 acres more or less.

Being the same property conveyed to Lena R. Knalls by Quitclaim Deed from Bank of America, N.A. of record in Instrument No. 20131209-0124816, dated November 20, 2013, in the Register's Office for Davidson County, Tennesssee. The said Lena R. Knalls died intestate on or about August 23, 2014. Upon her death, the subject property passed to her heirs at law, her husband, Charles Melvin Knalls and children, Charles Gregory Knalls, Jerry Knalls, Lena Dwanda North, and Angie Alidani. For further reference, see Affidavit of Heirship as to the Heirs at Law of Lena Rose Knalls of record as Instrument No. 20150813-0081192, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Lena Dewanda North and Lena Dwanda North are one and the same person.
See Limited Power of Attorney for Charles Gregory Knalls of record in Instrument No. 20160610-0058942, said Register's Office.

unimproved ( )
This is improved(X) property, known as **4600 CATO ROAD, NASHVILLE, TN 37218**
(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 hands this 9th day of June, 2016.

CHARLES MELVIN KNALLS

LENA DWANDA NORTH

CHARLES GREGORY KNALLS
By: Charles Melvin Knalls, Attorney in Fact for Charles Gregory Knalls

JERRY KNALLS

ANGIE ALIDANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Melvin Knalls and Lena Dwanda North**, the bargainors, with whom I am personally acquainted or 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 and official seal at office this 9th of June, 2016.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2016, before me personally appeared **CHARLES MELVIN KNALLS, Attorney-in-Fact for CHARLES GREGORY KNALLS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **CHARLES GREGORY KNALLS**, and who acknowledged that he executed the same as the free act and deed of **CHARLES GREGORY KNALLS.**

Witness my hand and official seal at office this 9th day of June, 2016.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 9th day of June, 2016.

CHARLES MELVIN KNALLS

LENA DWANDA NORTH

CHARLES GREGORY KNALLS
By: Charles Melvin Knalls, Attorney in Fact for Charles Gregory Knalls

Jerry Knalls
JERRY KNALLS

Angie Alidani
ANGIE ALIDANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Knalls and Angie Alidani**, the bargainors, with whom I am personally acquainted or 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 and official seal at office this 9th of June, 2016.

My commission expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public