STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of September, 2016.

Notary Public

My commission expires: 1/9/2018

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115
With information furnished by the parties hereto
But without the benefit of a title search and/or
An examination of title

BILL GARRETT, Davidson County
Trans:T20160082865 DEEDWARR
Recvd: 09/21/16 11:26 3 pgs
Fees:18.00 Taxes:220.15
20160921-0099425

NAMR AND ADDRESS NEW OWNER(S) AS FOLLOWS:
Donald R. Knotts, Sr. and Donald Ray Knotts, Jr.

1229 Fernbank Drive

Madison, TN 37115

SEND TAX BILLS TO:
Same as New Owners

MAP-PARCEL NUMBERS:
052090B00100CO and
052090B00200CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged We, **W. Terry Brock, as to a one-fourth percent (1/4%) interest, and John W. Wade and wife, Jane W. Wade as to a one-fourth percent (1/4%) interest, hereinafter** referred to as Grantors, hereby transfer and convey to **DONALD R. KNOTTS, SR. and wife, ELIZABETH ANN KNOTTS, as tenants by the entirety as to a one-half undivided interest, AND DONALD RAY KNOTTS, JR. AND WIFE, RHONDA K. KNOTTS, as tenants by the entirety as to a one-half undivided interest,** hereinafter referred to as Grantees, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Units Nos. 1A and 1B of Montague Terrace Townhomes as shown on Exhibit "C" to the Master Deed and By-Laws establishing Montague Terrace, Phase One, a Horizontal Property Regime with Private Elements of record as Instrument No, 20080819-0085322 as amended in Instrument No. 20090526-0048117 , both of which are recorded in the Register's Office for Davidson County, Tennessee, and established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq, of the

Tennessee Code Annotated and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, together with an undivided percentage ownership in the Association.

Being a part of the same property conveyed to Donald R. Knotts, Sr. (1/4% interest); W. Terry Brock (a ¼% interest); Donald Raye DeMarcus and wife, Jan DeMarcus (a ¼% interest) and John T. Wade and wife, Jane W. Wade (a ¼% interest) by Warranty Deed from Gertrud Schick, Klaus Josef Schlachter, Hans Hermann Schlachter, Pierre Paul Schlachter, Doris Colestine Sara Melo, Ilse Liesolotte Diehl, Sofia Ema Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schater, Rita Maria Knapp, Imengart Kreszentia Embach, Imgard Paula Holzmann and Herbert Heinrich Scheuermann, as the heirs-at-law of Hannelore Frieda Albert, fka Hannelore F. Tidwell, deceased, by and through their Attorney-in-Fact, Karl Heist, and which deed is of record as Instrument No. 20040519-0059000 in the Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, THE SAID DONALD RAYE DEMARCUS AND WIFE, JAN DEMARCUS CONYEYED THEIR ONE FOURTH PERCENT (1/4%) INTEREST IN AND TO THE ABOVE DESCRIBED PROPERTY TO DONALD RAY KNOTTS, JR. AND WIFE, RHONDA K. KNOTTS BY WARRANTY DEED DATED JANUARY 10, 2012, RECORDED AS INSTRUMENT NO. 20120111-0002957 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; further subject to property taxes for the year 2016 and subsequent years.

This is improved property known as: 420 A & B E. Palestine Avenue, Madison, TN 37115.

IT IS THE INTENTION OF THE ABOVE NAMED GRANTEES, THAT AS TO EACH ONE-HALF UNDIVIDED INTEREST, SUCH INTEREST WILL BE HELD AS TENANTS IN COMMON.

HAVE AND TO HOLD the said tracts or parcels 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 my hand and official seal this 20th day of September, 2016.

W. Terry Brock

John T. Wade

Jane W. Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **W. Terry Brock**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this 20th day of September, 2016.

Deanie L. Gregory
Notary Public

My commission expires: 1/09/2018

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John T. Wade and wife, Jane W. Wade,**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of September, 2016.

Deanie L. Gregory
Notary Public

My Commission Expires:
01/09/2018

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY