THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099231**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Sepideh Alviri Affiant Subscribed and sworn to before me, this 16th day of September, 2016. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160082903 DEEDWARR
Recvd: 09/21/16 12:12 2 pgs
Fees:13.00 Taxes:314.50

20160921-0099448

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sepideh Alviri 3415 West End Avenue Unit 909E Nashville TN 37203	New Owner 8848 Hwy 100 Nashville, TN 37221	Tax Parcel ID No. 104-06-0A-148.00 CO

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, **Stephen C. Knight, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sepideh Alviri**, ("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 Unit No. 909E, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register s Office, as amended in Book 6135, page 788, and Book 6435, page 549, said Register s Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Alfred H. Knight by deed from Frances Williams Preston of record in Book 6465, page 724, dated December 28, 1984, said Register's Office.

Alfred H. Knight died on or about October 10, 2011. His Last Will and Testament, being filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, under Docket No. 11P1778, devised the subject property to his wife, Ruth Sweet, who predeceased him on August 25, 1998, and his sons, Stephen Chapman Knight and Eric Knight.

Eric Knight conveyed his interest in the subject property to Stephen C. Knight by Special Warranty Deed of record in Instrument No. 20120216-0013590, dated February 15, 2012, said Register's Office.

Kay Knight joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-06-0A-148.00 CO.

Davidson County taxes for 2015, Map-Par. 104-06-0A-148.00 CO, $564.51, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Overhang Easement of record in Book 4825, page 592, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 399, amended in Book 6135, page 788 and Book 6435, page 549, said Register's Office.

Master Deed and By-Laws of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and in Instrument No. 20051024-0128399, said Register's Office.

This is improved property located at 3415 West End Avenue Unit 909E Nashville TN 37203

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 16th day of September, 2016.

Stephen C. Knight

Kay Knight

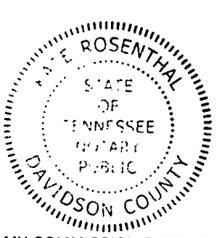
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Knight and Kay Knight, 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 16th day of September, 2016.

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018