THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2016.

Notary Public
My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20160097330 DEEDWARR
Recvd: 11/03/16 10:09 2 pgs
Fees:13.00 Taxes:492.10
20161103-0116352

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph D Kelley 186 Heritage Trace Drive Madison, TN 37115	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	42-11-B-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Donald J Knowlton, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Kelley, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment Unit No. 186 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179; as supplemented and amended in Book 4808, page 829; Book 5102, page 383; Book 6380, page 989; Book 6484, page 287; Book 9654, page 906; and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, as supplemented and amended. Reference is hereby made to the Plat of Heritage Village Condominiums set forth in Exhibit to Master Deed, as supplemented and amended, for a more complete and accurate identification and placement of such Unit.

Being the same property conveyed to Donald J. Knowlton by Quitclaim Deed from Dinah Renee Knowlton, dated July 26, 2007, recorded October 9, 2007, of record in Instrument No. 20071009-0120145, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Donald J. Knowlton, unmarried by Warranty Deed from Robert W. Baskerville, Jr. and wife, Pansy M. Baskerville, dated July 31, 2001, recorded August 2, 2001, of record in Instrument No. 20010802-0082604, said Register's Office.

This is improved property located at: 186 Heritage Trace Drive, Madison, TN 37115

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of October, 2016.

Donald J Knowlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Donald J Knowlton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of October, 2016.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission expires: