BILL GARRETT, Davidson County
Trans:T20170006127 DEEDWARR
Recvd: 01/23/17 09:54 3 pgs
Fees:18.00 Taxes:1790.80
20170123-0006911

Return to
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067 File#11627

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
IRIS House GP 609 West Iris Street Nashville, TN 37204	New Owner	Map 118-07-0 Parcel 146.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

WARRANTY D E E D

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judith W. Kneeland (The "Grantor") has bargained and sold and by these presents do transfer and convey unto IRIS House GP, a Tennessee general partnership, "The Grantee" it's successors and/or assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19, Block C, on the Plan of Berry Hill Gardens Subdivision, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to a Judith W. Kneeland, a 50% interest as a Tenant in Common, by quitclaim deed from Herbert D. Kneeland, III, and wife, Judith W. Kneeland, as Tenants of Entirety, of record in Instrument No. 20080902-0089313 and by Deed from Herbert D. Kneeland and Judith W. Kneeland III of record in Book 11110, Page 80, Register's Office for Davidson County, Tennessee.

This is the same legal description used in the last deed of record. Herbert D. Kneeland III, husband of Judith Kneeland joins in this conveyance to convey any interest he may have in the above described real property, specifically any marital interest.

This is improved property known as 609 West Iris Drive, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 13th day of January, 2017.

Judith W. Kneeland
JUDITH W. KNEELAND

Herbert D Kneeland III
HERBERT D. KNEELAND III

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Judith W. Kneeland whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 13th day of January, 2017.

Notary Public

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

My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Herbert D. Kneeland III whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 13th day of January, 2017.

Notary Public

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

My Commission Expires:_____

This conveyance is subject to the following:

1. Taxes for the year 2017 and subsequent years.
2. Plat of record in Book 1130 Page 36 Registers Office of Davidson County Tennessee

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $484,000.00 BRMM
(
(
(
(Subscribed and sworn to before me
(this 12th day of January, 2017
(
(
(
(My Commission Expires:_____
(

Affiant

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

Notary Public

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, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, its successor and/or assigns against the lawful claims of all persons whomsoever.