THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33574-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,230,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Stephanie A. McAbee and Christopher J. Keefer 138 Windsor Drive Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 130 01 0 208 00

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, **Alexander G. Knight and Molly B. Knight**, a married couple ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephanie A. McAbee and Christopher J. Keefer,** a married couple ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 138 Windsor Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/02/17 09:50 4 pgs
Fees:23.00 Taxes:4551.00
20170502-0042921

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2017.

Alexander G. Knight by George his Att'y in Fact

Alexander G. Knight, by George E. Mudter, Jr. his Attorney-in-fact

Molly B. Knight by George her Att'y in Fact

Molly B. Knight, by George E. Mudter, Jr. her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alexander G. Knight and Molly B. Knight that he is authorized by Alexander G. Knight and Molly B. Knight to execute this instrument on their behalf.

Witness my hand at office this 28th day of April, 2016.

Notary Public
My commission expires

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Resubdivision of Lots 138 and 139 Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 478, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander G. Knight and Molly B. Knight, husband and wife, by deed dated March 14, 2016 from R. Don Barnes and Marion L. Barnes, husband and wife, of record in Instrument No. 20160315-0024460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 130 01 0 208 00.
2. All matters appearing on the Plan of record as Book 8250, page 478, Register's Office for Davidson County, Tennessee.
3. Easement Agreement of record in Book 11022, page 84, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

