LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00.

Affiant

Subscribed and sworn to me on 08/11/17.

NOTARY PUBLIC
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

BILL GARRETT, Davidson County
Trans:T20170070106 DEEDWARR
Recvd: 08/14/17 09:44 2 pgs
Fees:13.00 Taxes:1461.50
20170814-0082913

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Wallace Fredrick Palmer III Louise W. Nesbitt 194 Kenner Ave Nashville, TN 37205	Sentrust Mortgage Inc. 1001 Semmes Ave RVW 3003 Richmond, VA 23224	116 04 0 034.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brett Hartman Knight and wife, Stephanie Knight, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Wallace Fredrick Palmer, III, an unmarried man and Louise W. Nesbitt, an unmarried woman as tenants in common with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning on the easterly margin of Kenner Avenue, at the corner of Lots Nos. 27 and 28; thence with said Avenue, southwardly 66 feet to the northwest corner of the property conveyed to L.P. Hayes Building and Sales Company, by deed from James A. Stevens and wife, in Book 716, page 381; thence with the Company's northerly line, eastwardly 95 feet, more or less, to the westerly margin of a 10 foot reserved strip; thence with said strip, northwardly 60 feet, more or less, to the corner of Lots 27 and 28; thence with the line between said two lots, westwardly 123.5 feet to the beginning.
>
> Being the same property conveyed to Brett Hartman Knight and wife, Stephanie Knight by Warranty Deed from Robert P. Ziegler and wife, Patricia M. Ziegler, recorded April 8, 2008 in Instrument No. 20080408-0035561, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 194 Kenner Ave, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 08/04/17.

Brett Hartman Knight

Stephanie Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/04/17, before me personally appeared Brett Hartman Knight and Stephanie Knight, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/04/17

NOTARY PUBLIC

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-2017