Davidson County DEEDWARR
Recvd: 08/25/17 14:52 3 pgs
Fees:18.00 Taxes:1665.00
20170825-0087726

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of August, 2017, by and between Schree Hill, , party of the first part, and David DiMuzio, Trustee of The 1716 and 1720 Knowles Trust, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Tract I: 1716 Knowles Street, Nashville, TN 37208 - M&P 081150323.00

BEING THE WESTERLY 35 FEET OF LOT 34 IN THE BRANSFORD REALTY COMPANY'S RESUBDIVISION OF PART OF MANLOVE ADDITION RECORDED IN BOOK 421, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Schree Hill by virtue of that certain Special Warranty Deed dated March 18, 2013, and being of record at Instrument No. 20130517-0049995 in the Register's Office of Davidson County, Tennessee.

Tract II: 1720 Knowles Street, Nashville, TN 37208 - M&P 081150322.00

BEING LOT NO. 35 IN THE BRANSFORD REALTY COMPANYS RESUBDIVISION OF PART OF MANLOVES ADDITION, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 53 OF THE REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.

SAID LOT NO. 35 (ERRONEOUSLY REFERRED TO AS LOT NO. 36 IN PRIOR DEED) FRONTS 35 FEET ON THE NORTH SIDE OF KNOWLES STREET FORMERLY THOMPSON STREET, AS WIDENED AND EXTENDED BACK NORTHERLY BETWEEN PARALLEL LINES 138 FEET MORE OR LESS TO AN ALLEY IN THE REAR.

Being the same property conveyed to Schree Hill by virtue of that certain Special Warranty Deed dated February 21, 2013, and being of record at Instrument No. 20130228-0020052 in the Register's Office of Davidson County, Tennessee.

Seller warrants that neither parcel has been used as her primary residence and have been used for investment purposes only.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 421, Page 53 and Easements at Book 421, Page 53 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Schree Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Schree Hill, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Property Owner & Address: David DiMuzio, Trustee of The 1716 and 1720 Knowles Trust

2601 Hillsboro Pike, #M5, Nashville, TN 37212

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $450,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019