WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 05-18-2018

(AFFIX SEAL)

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-CNB-18-4303B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miguel Elizondo, Jr. and Trista Elizondo	new owner	
(NAME)	(NAME)	**131-08-0P-002.00-CO**
4303 B Dale Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY KNOLLER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIGUEL ELIZONDO, JR. AND TRISTA ELIZONDO, CO-TRUSTEES OF THE ELIZONDO FAMILY LIVING TRUST, DATED OCTOBER 17, 2000,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of 4303 Dale Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4303 Dale Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150421-0035339, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4303 Dale Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150421-0035339, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kimberly Knoller, an unmarried woman by Warranty Deed from Stephen T. Church, Trustee of The 8GCo Revocable Living Trust U/A/D July 21, 2014 of record in Instrument No. 20161219-0132678 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 19, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 45, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 1129, Page 558 and Book 1280, Page 611, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150421-0035339, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150513-0043949, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4099, Page 365, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130326-0029413 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4303 B Dale Avenue, Nashville, Tennessee 37204**.

Bill Garrett Davidson County
Batch# 86718 **DEEDWARR**
05/01/2018 09:22:05 AM 2 pgs
Fees: $13.00 Taxes: $3,848.00

20180501-0040842

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 26th DAY OF APRIL, 2018.

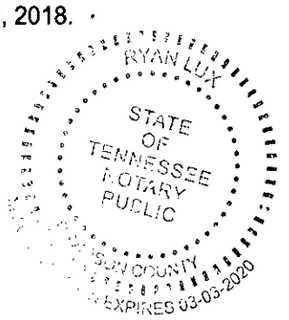
Kimberly Knoller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY KNOLLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212