Bill Garrett Davidson County
Batch# 90380 DEEDWARR
05/09/2018 10:17:30 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20180509-0044381

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of April, 20__.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Deep River Development, LLC	SAME	049-00-0-232.00
P.O. Box 40451		
Nashville, TN 37204	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 3306 Knight Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Deep River Development, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 33 in Link & Thompson Subdivision of the Pridemore Lands, not of record, and described as follows:

Beginning at a point in the center of Knight Road 222 feet south from the center of the intersection of Greens Lane and Knight Road; thence west 300 feet to a point; thence south and parallel to Knight Road 100 feet to a point and thence east 300 feet to a point in the center of Knight Road; thence north with center of Knight Raod 100 feet to the point of beginning.

Being the same property conveyed to Andy Maloney, as Trustee for The 3306 Knight Drive Trust, by deed from E. Eugene Workman and Marjorie H. Workman, as Trustees for The Erwin Eugene Workman and Marjorie H. Workman Revocable Living Trust, on April 6, 2018, of record in Instrument Number 20180409-0033467 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **3306 Knight Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 6, 2018.

The 3306 Knight Drive Trust

By Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 6, 2018.

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
NOTARY PUBLIC
MAURY COUNTY, TENN.