THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26049

Karen B. Heavenell Notary Public State of Tennessee Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2019
Notary Public
MY COMMISSION EXPIRES: 7/8/19
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 242697 DEEDWARR
06/13/2019 09:15:57 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20190613-0056733

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Levi Bowman Crabtree	Levi Bowman Crabtree	MAP
4451 Meadow Club Drive	4451 Meadow Club Drive	PARCEL 105-10-0A-302.00-CO
Suwanee, GA 30024	Suwanee, GA 30024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Justin Knight, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Levi Bowman Crabtree**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C-6 of Beech Tree Condominiums, a Horizontal Property Regime, established by a Master Deed of Beech Tree Condominium of record in Book 11174, Page 284, as amended in Book 11680, Page 193, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the said Master Deed. Reference is hereby made to the plan of Beech Tree Condominiums as shown on Exhibit Map to the Master Deed of record in Book 11174, Page 284, as amended in Book 11680, Page 193, said Register's Office, to which Exhibit Map reference is hereby made.

Being the same property conveyed to Justin Knight and Jessica L. Blagys, husband and wife by Warranty deed from Ryan J. Fogarty, unmarried of record in Instrument No. 20150924-0097288 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 24, 2015.

Being the same property conveyed to Justin Knight by Quitclaim Deed from Jessica L. Blagys, dated June 13, 2019, record in Instrument No. 20190613-0056732 in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **2020 Beech Avenue C6, Nashville, TN 37204.**

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 11th day of June, 2019.

* Justin Knight

STATE OF CT
COUNTY OF Hartford

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

Witness my hand and official seal this the 11th day of June, 2019.

My Commission expires: ALIA ARAKHAN NOTARY PUBLIC STATE OF CONNECTICUT MY COMM. EXP. 12/31/2020

** Notary Public