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This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 257369 DEEDWARRSP
07/16/2019 10:00:14 AM 2 pgs
Fees: $13.00 Taxes: $10,360.00
20190716-0069325

SPECIAL WARRANTY DEED

This Deed made on July 2, 2019, by **David G. Knoble**, hereinafter, "Grantor" to **Matthew D. Charette**, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Land in Davidson County, Tennessee, being part of the Nicholas Hobson unrecorded property in East
Nashville, describes as follows:

Beginning at the southwest intersection of Woodland Street and an alley, being the first alley east of 10th Street; thence with the westerly margin of said alley, southerly 275 feet to the northerly margin of another alley; thence with the northerly margin of the last mentioned alley, westwardly 67 feet; thence northwardly 220 feet, more or less, to the southerly margin of Woodland Street; thence with the southerly margin of said street, eastwardly 80 feet to the beginning.

Being the same property conveyed to David G. Knoble, Jr. and wife, Suzanne E. Knoble, by Installment Deed from James R. Moss and wife, Florence M. Moss, dated 07/08/1992 and filed for record on 07/08/1992 in Book 8671, page 792, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David G. Knoble by Quitclaim Deed from Suzanne E. Knoble, dated 11/03/2005 and filed for record on 11/22/2005 in Instrument Number 20051122-0140963, Register's Office for Davidson County, Tennessee.

David G. Knoble, Jr. and David G. Knoble are the same person.

This is improved property also known as 1008 A Woodland Street, Nashville, Tennessee, 37206.

Map and Parcel: 08309021400

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, his successors and assigns, forever.

Grantor does covenant with Grantee that he is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

David G. Knoble

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of July, 2019, before me personally appeared David G. Knoble, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this ____day of July, 2019.

Notary's Signature

Seal

My commission expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$2,800,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 31 day of July, 2019.

AFFIANT

NOTARY PUBLIC

Seal

My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Matthew D. Charette	Matthew D. Charette
2445 Eastland Ave.	
Nashville, TN	Same
37206	