Box 14

32597-3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 322417 DEEDWARR
12/02/2019 09:10:06 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20191202-0123221

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**.

Alexander G. Knight
Affiant

Subscribed and sworn to before me, this the 26th day of **November, 2019.**

Notary Public

My commission expires: July 3 2021
(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander G. Knight	**Bank of America NA**	**095-05-B-152.00**
Gwyneth T. Knight		
2120 Lebanon Pike	**P.O. Box 650070**	
Nashville, TN 37210	**Dallas, TX 75265**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary L. Earley, an unmarried man

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

Alexander G. Knight and Gwyneth T. Knight, husband and wife

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 No. 70 on the Plan of Easthaven Townhomes, Phase 3, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions and By-laws of Easthaven Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Easthaven Townhomes, shown on Exhibit "A-1" to the Declaration of Covenants of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Gary L. Earley, an unmarried man, by Warranty Deed dated December 3, 2004, from R.J.York Homes, LLC, of record in Instrument No. 20041207-0145684, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "A-1", to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions and By-laws for Easthaven Townhomes, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee;

3) Charter of Easthaven Townhomes Homeowners' Association, Inc. of record in Instrument No. 20010806-0083542 and in Instrument No. 20020709-0082356, Register's Office for Davidson County, Tennessee;

4) Conveyance of common area to Easthaven Townhomes Owner's Association of record in Instrument No. 20020709-0082358 re-recorded in Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee;

5) Deed of Easement of record in Instrument No. 20031007-0147962, Register's Office for Davidson County, Tennessee;

6) Storm Water Detention Agreement of record in Instrument No. 20010628-0068559, Register's Office for Davidson County, Tennessee;

7) Grant of Transmission Line Easements of record in Book 1163, Page 638 and Book1207, Page 513, Register's Office for Davidson County, Tennessee;

8) Agreement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee;

9) Taxes for 2019, have been prorated between partiers and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

This is Improved property, known as **2120 Lebanon Pike Unit 70 Nashville, TN 37210**

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 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/our hand(s) this **26th** day of **November, 2019.**

Gary L. Earley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Gary L. Earley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **November, 2019.**

Notary Public

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Jan 7 2023