THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35319-02-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me this 3rd day of March 2020. Notary Public My Commission Expires: 8/11/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Kimberly Knight 1808A Branch Street Nashville, TN 37216	**Send Tax Bills To:** MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	**Tax Information:** Map and Parcel No.: 072 11 0 D 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin Conrad and Aubrey Conrad, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Knight, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1808A Branch Street, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 367468 DEEDWARR
03/05/2020 09:33:36 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63

20200305-0024645

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of March, 2020.

Austin Conrad

Aubrey Conrad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Conrad and Aubrey Conrad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 6, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1808 Branch Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140401-0027046, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Austin Conrad and Aubrey Conrad, husband and wife, by deed dated August 18, 2017 from Oliver Jordan Moore, a married man, of record in Instrument No. 20170823-0086417, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 072 11 0 D 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1808 Branch Street Townhomes, of record in Instrument No. 20140401-0027046, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20140401-0027046, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 843, page 47, Register's Office for Davidson County, Tennessee.