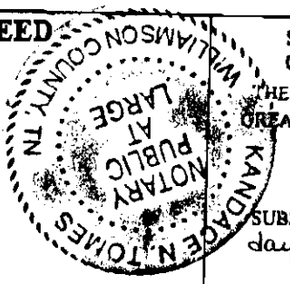
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/18/05 14:49 2 pgs
Fees:13.00 Taxes:257.29

20050418-0042949

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$67,300.00~~ $69,537.00

Kim M. Cond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 02/04/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Baumgart	PINNACLE financial Corp	091-02-0-263.00
(NAME)	(NAME)	
2479 Murfreesboro Pike #162	P.O. Box 608968	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Orlando, FL 32860	
(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, we, Timothy E. King and wife, Melody C. King, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Phillip L. Baumgart, 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 :

* a married man

Being the westerly 50 feet of the easterly 160 feet of the southerly 150 feet of Block I on the Plan on the Plan of No. 2 West Nashville, of record in Book 57, page 172, Register's Office for said County.

Said part of Block 1 fronts 50 feet on the northerly margin of New York Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy E. King, and wife Melody C. King by deed from Adele S. Bass, married, dated august 7, 1998 and filed for record in Book 11064, page 402, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

This instrument is executed on behalf of Melody C. King by Timothy E. King as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050418-0042948, in the Register's Office for Davidson County, Tennessee.

a) None found of record

unimproved ☐

This is improved ☑ property, known as 5604 New York Avenue A & B, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this day of 1st day April, 2005.

X Timothy E King
Timothy E. King

X Melody C King by Timothy E King as her Attorney-in-Fact
Melody C. King

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Timothy E. King, ~~and wife~~* Melody C. King, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

* Individually and as Attorney in fact for

Witness my hand and official seal at office this the 1st day of April 2005.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES NOTARY PUELIC AT LARGE WILLIAMSON COUNTY TN

Return to:
Advantage Title & Escrow
109 Kenner
Nashville,
#1573