WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/05 10:50 3 pgs
Fees:18.00 Taxes:303.40
20050711-0079780

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7

Notary Public

MY COMMISSION EXPIRES: 5-23-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Short	Rick Short	059-12-0-030.00
(NAME) 100 Highland Trace Cove	(NAME) 100 Highland Trace Cove	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN	
(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, King Properties and Investments, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rick Short, 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. :

SEE ATTACHED EXHIBIT A

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:

a) Any and all matters as shown on the plan of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 6143, page 781aid Register's Office.

unimproved ☐

This is improved ☒ property, known as 100 Highland Trace Cove, Nashville, TN

(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 my hand this day of June, 14th, 2005..

Tim King Chief Mgr
King Properties and Investments, LLC

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tim King (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Mgr (title) of King Investments (co. name), the within named bargainor(s), a corporation, and that as such

Chief Manager (title) of King Investment (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 16th day of June 2015.

Commission expires: 03/09/17

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT "A"

Being Lot No. 57 on the plan of Highland Trace, Section Two, of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to King Properties & Investments, LLC, by deed from John D. Kaul, unmarried, on December 19, 2000, of record in Instrument Number 20010102-0000569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rick A. Short, a married man, from King Properties & Investments, LLC, by deed on June 16, 2005, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.