241000524

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Subscribed and ~~sworn to~~ before me, this 5th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

G-KW-09-616

Davidson County DEEDWARR
Recvd: 11/19/09 08:14 3 pgs
Fees:18.00 Taxes:510.60
20091119-0106348

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew A King	Franklin American Mtg	
616 McFerrin Avenue (ADDRESS)	501 Corporate Centre Dr. Ste 400 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	82-8-270.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TREVOR J. HOLEWINSKI AND WIFE, AMBER HOLEWINSKI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW A. KING, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, PLAN OF F.O. BEAZLEY'S SUBDIVISION OF THE VAUGHN TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 105, IN THE CHANCERY COURT CLERK'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TREVOR J. HOLEWINSKI, UNMARRIED BY WARRANTY DEED FROM EDWARD G. FARIA, RECORDED ON THE 11TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060711-0082899, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TREVOR J. HOLEWINSKI IS NOW MARRIED. AMBER HOLEWINSKI JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 616 McFerrin Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of November, 2009.

Trevor J. Holewinski

Amber Holewinski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor J. Holewinski and Amber Holewinski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

