File No. 100016

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100006230 DEEDWARR
Recvd: 02/01/10 15:09 2 pgs
Fees:13.00 Taxes:1239.50
20100201-0008069

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2010.

Heather Moore
Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2013~~ 7/10/11
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William David King	Brand Mortgage Group	172-06-0A-070.00
(NAME)	(NAME)	
5421 Incline Drive	6224 Sugarloaf Pkwy #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Duluth, GA 30097	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Richard H.C. Beverley, III and wife, Raegene L. Beverley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William David King and Nichole Roberts King, 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 Lot No. 80 on the Plan of Mountain View, Section Two, of record in Plat Book 9700, pages 656 and 657, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard H. C. Beverley, III and wife, Raegene L. Beverley, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated January 27, 2000 and recorded February 2, 2000 in Instrument Number 20000202-0010818, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10053, page 239; amended in Book 10496, page 311 and Book 10919, page 327; By-Laws of record in Book 10496, page 391; Charter of record in Book 10496, page 380; Conveyance of Common Area of record in Book 10929, page 984; and all matters shown on plat of record in Plat Book 9700, pages 656 and 657, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 5421 Incline Dr., Nashville, TN 37211
(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.

File No. 100016
Witness our hands this 25th day of January, 2010.

Richard H.C. Beverley III

Raegene L. Beverley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H.C. Beverley, III and wife, Raegene L. Beverley, the bargainor(s), 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 and official seal this 25th day of January, 2010.

Commission expires: April 23, 2013

Dolly T. Peay — Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER