BILL GARRETT, Davidson County
Trans:T20100030491 DEEDWARR
Recvd: 05/20/10 12:40 2 pgs
Fees:13.00 Taxes:839.16
20100520-0039034

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0284

STATE OF
COUNTY OF

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 226,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF MAY, 2010

Notary Public
Commission Expires: 6-12-11

ADDRESS OF NEW OWNER:
Gregory O. King
936 Century Oak Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

MAP & PARCEL
180-04-0A-116.00 CO

WARRANTY DEED

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, I/WE,

Lavern K. Fross and wife, Iva L. Fross

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory O. King, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 37 on the Plan of Highland Creek, Section Two, a Planned Unit Development, as shown on the Plat of record in Instrument No. 20030424-0055118 and corrected in Instrument No. 20050310-0026513 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to H & B Builders, LLC, by Warranty Deed, from Holt Valley, a Tennessee general partnership in Instrument # 20060502-0050547.

Appointment of Successor Trustee in Instrument # 20090624-0058727.

Being the same property conveyed to in Lavern K. Fross and wife, Iva L. Fross, by Warranty Deed, from Donald R. Barrett, Jr., as Substitute Trustee, of record in Instrument # 20091015-0095697, Register's Office for Davidson County, Tennessee, dated September 21, 2009 and recorded October 15, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 936 Century Oak Drive Nashville TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

5/12/10

Lavern Fross A/K/A LAVERN K. FROSS

5-12-10

Iva L. Fross

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lavern K. Fross and Iva L. Fross, 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 at Brentwood, Tennessee this .

Notary Public

Commission Expires: 3/19/2013

CAROL J BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY