Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $382,500.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2010.

Notary Public

My commission expires: 11/22/10

(Notary Stamp) COUNTY OF SUMNER STATE OF TENNESSEE NOTARY PUBLIC KATE ROSENTHAL

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David A. King	new owner	**Map\Parcel: 145-02-0-064.00**
1468 Tyne Boulevard		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Glenn C. Douglas and wife, Susan S. Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David A. King, an unmarried man

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. 2-A, a re-subdivision of Lots 2 and 3 of the Resubdivision of Lot 29, Section Seven, Tyne Crest, of record in Book 5210, Page 340, as amended in Book 5800, Page 380, as amended in Book 6250, Page 119, all in the Register's Office for Davidson County, Tennessee, to which plan and record thereof reference is herein made for a more detailed and complete description.

Being the same property conveyed to Glenn C. Douglas and wife, Susan S. Douglas by Warranty Deed from Keith A. Harville and wife, Maria D. Harville, dated June 26, 2003, of record in Instrument No. 20030627-0089481, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5210, Page 340 and amended in Book 5800, Page 380 and Book 6250, Page 119, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3937, Page 882, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 4813, Page 169, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20100039358 DEEDWARR
Recvd: 06/28/10 16:10 2 pgs
Fees:13.00 Taxes:1415.25
20100628-0050444

This is improved property known as 1468 Tyne Boulevard, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 28th day of June, 2010.

Glenn C. Douglas

Susan S. Douglas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Glenn C. Douglas and wife, Susan S. Douglas , the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 28th day of June, 2010.

Notary Public

My Commission Expires: 9/23/13



File #: **100453CD**
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Brentwood, TN 37027