WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073677 DEEDWARR
Recvd: 11/21/11 13:52 2 pgs
Fees:13.00 Taxes:1424.50
20111121-0091078

R-VRES-11-3008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew King	Pinnacle National Bank	
	(NAME)	
3008 Belmont Blvd	150 3rd Ave. S. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37201	117-08-154.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JENNIFER HANKINS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW KING AND LAUREN KING, HUSBAND AND WIFE, 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 NO. 166 ON THE MAP OF VICTORIA PLACE, OF RECORD IN PLAT BOOK 332, PAGE 10, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 166 FRONTS 62 FEET ON THE EASTERLY SIDE OF BELMONT BOULEVARD AND RUNS BACK BETWEEN LINES 157-1/2 FEET, MORE OR LESS, ON THE NORTH LINE, AND 160 FEET ON THE SOUTH LINE, ALONG THE NORTH MARGIN OF CLAYTON AVENUE, TO AN ALLEY IN THE REAR, MEASURING 61.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER HANKINS, AN UNMARRIED WOMAN BY DEED FROM AUSTIN HILL OF RECORD IN INSTRUMENT NUMBER 20060427-0048183, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 17, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 10; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3008 Belmont Blvd, Nashville, Tennessee 37212
(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 15th day of November, 2011.

Jennifer Hankins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Hankins, 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 15th day of November, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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