39-B

BILL GARRETT, Davidson County
Trans:T20120032229 DEEDWARR
Recvd: 05/02/12 14:24 2 pgs
Fees:13.00 Taxes:684.50
20120502-0037757

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120300183

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of APRIL, 2012

Notary Public

MY COMMISSION EXPIRES: 7-8-13

KENNETH M. BALLARD NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AIMEE ROMERO 1608 FRANKLIN AVE. NASHVILLE, TN 37206	Primary Residential Mtg 4750 W. Wiley Pst Way, Ste 200 St. Lake City, UT 84116	083-06-0-221.00

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,

WILLIAM JEFFREY KING AND CHRISTINE KING AS THE ONLY HEIRS AT LAW OF WILLIAM JACK KING, DECEASED (A ONE HALF UNDIVIDED INTEREST) AND CHRISTINE KING (A ONE HALF UNDIVIDED INTEREST)

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

AIMEE ROMERO, A SINGLE WOMAN AND DANIEL M. ROMERO, A MARRIED 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 the westerly 50.0 feet of Lot No. 8 on the Plan of the Subdivision of the J.S. Dunbar Home Place, as of record in Book 332, Page 156, Register's Office for said County, and a foot 500 strip adjoining and immediately north of said part of Lot No. 8, being part of Franklin Avenue, as originally established.

Said part of Lot No. 8 together with said strip fronts 50 feet on the southerly side of Franklin Avenue as now established and runs back between parallel lines 247-1/2 feet more or less, to an alley.

BEING the same property conveyed to William Jack King and Christine King, by Warranty Deed from Shelia J. Pugh and Danny Keith Ellis, both unmarried, dated 6/28/02 and recorded 7/10/02 in Instrument No. 20020710-0082953, in the Register's Office of Davidson County, Tennessee. The said William Jack King having since died intestate on October 21, 2011 a resident of Davidson County, Tennessee, survived by his son, William Jeffrey King and daughter, Christine King as evidenced by Affidavits of Heirship recorded simultaneously herewith* Said William Jeffrey King and Christine King being the only heirs at law of the deceased William Jack King. * 20120502000 37755 and 20120502000 37756

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1608 FRANKLIN AVE., NASHVILLE, TN 37206**
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.

Witness our hands this 27th day of APRIL, 2012.

Christine King — Christine King

CHRISTINE KING — **CHRISTINE KING, HEIR AT LAW OF WILLIAM JACK KING**

William Jeffrey King by Christine King, attorney in fact

WILLIAM JEFFREY KING, HEIR AT LAW OF WILLIAM JACK KING BY CHRISTINE KING, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTINE KING, INDIVIDUALLY AND CHRISTINE KING AS HEIR AT LAW OF WILLIAM JACK KING the bargainor(s) 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 Nashville, Tennessee, this 27th day of APRIL, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of April, 2012 before me personally appeared Christine King to me known to be the person who executed the foregoing instrument in behalf of William Jeffrey King as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the William Jeffrey King.

Witness my hand and official seal at Nashville , Tennessee, this the 27th day of April, 2012.

My commission expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014