Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00



Affiant

Subscribed and sworn to before me, this 13 day of July, 2012.

Notary Public
My commission expires: 11/07/12

07-1207-84843

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael P. King 836 Aimes Court Nashville TN 37221	Magna Bank 6525 Quail Hollow Rd #300 Memphis, TN 38120	126-15-0-A 160.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Webb and wife, Angela Webb, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael P. King and wife, Melissa Danielle King, hereinafter called the Grantees, their successors 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. 144 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, Page 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Webb and wife, Angela Webb, by deed from Janna Lynn Quyle kna Janna Ewert, dated June 12, 2003, recorded June 23, 2003 in Instrument No. 20030623-0086415, Register's Office for Davidson County, Tennessee.

This instrument is executed pursuant to a Power of Attorney of record in Instrument No. 20120716-0062275, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 836 Aimes Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120052143 DEEDWARR
Recvd: 07/16/12 11:03 2 pgs
Fees:13.00 Taxes:740.00
20120716-0062276

WITNESS my hand this 12 day of July, 2012.

Joseph Webb

Angela Webb by Joseph Webb her attorney in fact
Angela Webb, by Joseph Webb, her
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 12 day of July, 2012.

Deborah K. Devine
State of Tennessee at Large

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 11/07/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Angela Webb and that he is authorized by Angela Webb to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 12 day of July, 2012.

Deborah K. Devine
State of Tennessee at Large

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 11/07/12