WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/12 14:45 3 pgs
Fees:18.00 Taxes:777.00
20120822-0075648

File No.: AGL-12-1011

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Lindsey G. Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/6/2015 (AFFIX SEAL)

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff King and Tammy King	Jeff and Tammy King	105-9-199.00
(NAME)	(NAME)	
1011 Acklen Ave.	520 32nd Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JULIJA PETROVA AND HUSBAND, AARON P. HETRICK**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JEFF KING AND TAMMY 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 the Westerly 50 feet of the Easterly One-Half of Lot No. 35 on the Waverly Company Plan of Lots of Waverly Place, of record in Book 57, Pages 94 and 95, Register's Office for said County.

Said part of said lot fronts 50 feet on the Southerly side of Acklen Avenue and runs back 154 feet more or less to an alley and measures 50 feet thereon.

Being the same property conveyed to Julija Petrova and husband, Aaron P. Hetrick by Warranty Deed from Dolores Grant, unmarried, dated July 24, 2012, of record in Instrument Number 20120726-0065846, in the Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantors or their dependants as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1011 Acklen Ave., Nashville, TN 37203
(House Number) (Street) (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 GRANTEES, 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 22nd day of August, 2012.

Julija Petrova

Aaron P. Hetrick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julija Petrova and Aaron P. Hetrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2012.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY