BILL GARRETT, Davidson County
Trans:T20130054815 DEEDWARR
Recvd: 06/28/13 08:40 2 pgs
Fees:13.00 Taxes:888.00
20130628-0066449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 240,000.00

Affiant

Subscribed and sworn to before me this 28th day of June, 2013.

Notary Public

My commission expires:

JULIE CONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES J. KINSELLA	Fifth Third Mortgage Company	**171030B11900CO**
641 OLD HICKORY BLVD UNIT 303	5001 Kingsley Drive	
BRENTWOOD, TN 37027	Cincinnati, OH 45227	

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,

RYAN KING, UNMARRIED and WHITNEY AMMONS, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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

JAMES J. KINSELLA, UNMARRIED

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 Unit 35, Townhomes of Fredericksburg, Phase 1, Section 3, according to plat of record in Book 9700, page 534, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO RYAN KING, UNMARRIED, AND WHITNEY AMMONS, UNMARRIED, TENANTS IN COMMON IN RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM VIRGIL FRANCIS, III, EXECUTOR OF THE WILL OF STEPHEN FRANCIS DATED 01/25/2008 RECORDED ON 01/28/2008 IN INSTRUMENT NO. 20080128-0008607 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 641 OLD HICKORY BLVD UNIT 303, BRENTWOOD, TN 37027.

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 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 18th day of June, 2013.

RYAN KING

WHITNEY AMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RYAN KING and WHITNEY AMMONS, the within named Grantors, 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, at office, this 18th day of June, 2013.

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public

My Commission Expires: 5-24-17