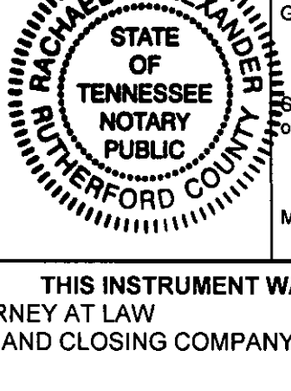
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$302,200.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES: 05-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. King	SWBC Mortgage Corp.	11400029600
(NAME)	(NAME)	
7496 Charlotte Pk	9311 San Pedro Ave, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Agnes M. Evans and E. L. Evans, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. King and Gretchen Blemker King, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being Lot 2 as delineated on an unrecorded Plat by Gregory Underwood, Land Surveyor, of the William P. Hulan Property, and being more particularly described as follows:

Beginning at an iron pin situated in the south line of that parcel of land conveyed to Roy D. Rader, of record in Book 3768, Page 223, Register's Office for Davidson County, Tennessee, said iron pin being N 84 deg. 58' W, 46.61 feet from the southeast corner of said conveyance; thence,

A new line of division, S 02 deg. 07' W, 208.09 feet to an iron pin in the north line of that parcel of land conveyed to W. L. Underhill and L. Mondelli of record in Book 4881, Page 377, Register's Office for Davidson County, Tennessee; thence,

With the north line of said conveyance, N 89 deg. 17' W, 307.49 feet to an iron pin; thence,

With the north line of said conveyance, N 75 deg. 27' W, 446.17 feet to an iron pin; thence,

With the east line of said conveyance, N 03 deg. 29' E, 163.26 feet to an iron pin; thence,

With the south line of the aforementioned conveyance to Roy D. Rader, S 84 deg. 30' E, 740.53 feet to the point of beginning and containing 3.538 acres of land.

And including all Grantor's right, title, & interest in and to those certain right of way easements for egress and ingress, to run with the subject tract, of two (2) fifteen (15) feet strips of real estate across other contiguous realty of the Grantors in the below referenced deed, said Easements are more particularly described as follows:

A. E.

BILL GARRETT, Davidson County
Trans:T20130085750 DEEDWARR
Recvd: 10/03/13 15:14 3 pgs
Fees:18.00 Taxes:1118.14

20131003-0104143

Easement No. 1:

A strip of land, fifteen (15) feet in width, situated in the Eighth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the northwest corner of that parcel of land conveyed to William P. Hulan and wife, Frances E. Hulan, of record in Book 5460, Page 951, Register's Office of Davidson County, Tennessee; thence,

With the westerly line of said parcel and the extension thereof, S 04 deg. 09' W, 410.62 feet to a point; thence,

N 89 deg. 59' W, 15.04 feet to a point; thence,

N 04 deg. 09' E, 412.70 feet to a point in the south line of that parcel of land conveyed to Roy D. Rader of record in Book 1390, Page 34, Register's Office for Davidson County, Tennessee, thence,

With said south line, S 82 deg. 03' E, 15.03 feet to the point of beginning and containing 0.14 acre of land.

Easement No. 2:

A strip of land, fifteen (15) feet in width, situated in the Eighth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the southwest corner of that parcel of land conveyed to Forrest Smith of record in Book 4921, Page 305, Register's Office for Davidson County, Tennessee; thence,

With the north line of that parcel of land conveyed to W. L. Underhill and L. Mondelli of record in Book 4881, Page 377, Register's Office of Davidson County, Tennessee, N 89 deg. 59' W, 329.95 feet to an iron pin; thence,

N 02 deg. 07' E, 15.01 feet to a point; thence,

S 89 deg. 59" E, 329.95 feet to a point in the west line of the aforesaid conveyance to Forrest Smith; thence,

With said west line, S 02 deg. 08' W, 15.01 feet to the point of beginning and containing 0.11 acre of land.

Being the same property conveyed to E. L. Evans and Wife, Agnes M. Evans by Warranty Deed dated February 4, 1987 from William P. Hulan and wife, Frances E. Hulan, of record in Book 7131, Page 316, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Agnes M. Evans, by Quitclaim Deed dated July 14, 2009, from E. L. Evans, of record in Instrument No. 20090716-0066729, said Register's Office.

The easement data was furnished by certified survey of Gregory Underwood dated October 11, 1981.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013, AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY; SUBJECT TO LACK OF INGRESS AND EGRESS TO A PUBLICLY DEDICATED ROAD.

unimproved ☐

This is improved ☑ property, known as 7496 Charlotte Pike, Nashville, TN 37209

(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 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 30th day of September, 2013.

Agnes M. Evans

Agnes M. Evans

E. L. Evans

E. L. Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Agnes M. Evans and E. L. Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

**Wife and Husband

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115