THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20130094255 DEEDWARR
Recvd: 11/04/13 15:30 2 pgs
Fees:13.00 Taxes:921.30
20131104-0114464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $249,000.00.

Tracy S. King
Affiant

Subscribed and sworn to before me this the 30th day of October, 2013.

Notary Public

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

| Address New Owner(s)as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Erik Dygulski<br>4932 Darlington Drive<br>Nashville, Tennessee 37211 | F+M Bank<br>50 Franklin Street<br>Clarksville, TN 37040 | Map 147-06-0<br>Parcel 164.00 |

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Tracy S. King and husband, Michael T. King aka Michael Ted King, by and through Tracy Spaeth King, Attorney-in-Fact,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erik Dygulski, unmarried**, hereinafter called the Grantee, his 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 Lot No. 155 on the Plan of Caldwell Country Estates, Section II, Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy S. King and husband, Michael T. King, by deed from Billie Ruth Brownell, an unmarried person, of record in Instrument No. 20070830-0104136, Register's Office for Davidson County, Tennessee.

Michael T. King being one and the same person as Michael Ted King. Michael T. King having since constituted and appointed Tracy Spaeth King as his lawful attorney-in-fact by that certain durable power of attorney of record in Instrument No. 20131022-0110103, Register's Office for Davidson County, Tennessee. Tracy S. King being one and the same person as Tracy Spaeth King.

This is the same legal description as set forth on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved property known as 4932 Darlington Drive, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 October, 2013.

Tracy S. King
TRACY S. KING

Michael Ted King
MICHAEL TED KING

BY: Tracy Spaeth King,
TRACY SPAETH 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 Tracy S. King, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 30th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tracy Spaeth King, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Attorney-in-Fact for Michael Ted King and is authorized by Michael Ted King to execute this instrument on his behalf.

Witness my hand and official seal this 30th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.