WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014992 DEEDWARR
Recvd: 03/05/14 10:07 2 pgs
Fees:13.00 Taxes:2760.20
20140305-0018402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $746,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laurence O'Bryan Branch Howard III	Pinnacle Bank	160110B01700CO
(NAME)	(NAME)	
5412 Stone Box Lane	150 3rd Avenue S. #900	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Robert C. King and Shannon King, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laurence O'Bryan Branch Howard III and Jane E. Howard, 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:

BEING Lot No. 17, on the Plan of Stone Box Creek, of record in Plat Book 6900, Page 103, amended by Surveyors Certificate of Correction in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Robert C. King and Shannon King, husband and wife, by deed from Hugh Scott Williams and wife, Susan Gentry Williams of record in Instrument Number 20060629-0077745, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7022, Page 56; Amended & Restated Declarations of record in Book 7267, Page 329; Reaffirmation of Declaration of Covenants, Conditions and Restrictions and Conveyance of Open Space of record in Book 9163, Page 85; Amended and Restated Declaration of Restrictions of record in Book 9423, Page 513; Charter of Stone Box Creek of record in Book 9935, Page 587 and Deed To Stone Box Creek Co-Operative Association of record in Book 7267, Page 360, said Register's Office.

This conveyance is subject to any and all matters and notes on plat of record in Plat Book 6900, Page 103 and in Book 7048, Page 81, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5412 Stone Box Lane, Brentwood, TN 37027
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 28th day of February, 2014.

Robert C. King

Shannon King

STATE OF TENNESSEE

COUNTY OF

On this 28th day of February, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert C. King and Shannon King**, 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.

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

My Commission Expires:
10/5/15

Notary Public