BILL GARRETT, Davidson County
Trans:T20140034467 DEEDWARR
Recvd: 05/16/14 15:29 3 pgs
Fees:18.00 Taxes:407.00
20140516-0042491

ADDRESS OF NEW OWNER:
AND SEND TAX BILLS TO:
King Builders & Restoration, LLC
1408 Langbrae Dr
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED BY:

KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP AND PARCEL #073-09-0-161.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TEN THOUSAND AND NO/100 ($110,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **WE, RANDALL D. McMACKIN and FREDA C. KRAMER,** have this day bargained and sold and by these presents do hereby transfer and convey unto **KING BUILDERS & RESTORATION, LLC,** a Tennessee limited liability company, its successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 383 on the Plan of Section III, BURCHWOOD GARDENS, as of record in Book 2900, Page 116 and as corrected in Book 3315, Page 27, both of which are filed for record in the Register's Office for Davidson County, Tennessee, improved and known as 1986 Upland Drive, Nashville, Tennessee.

BEING the same property conveyed to Joseph A. McMackin and wife, Nelda R. McMackin, by deed filed for record in Book 4062, Page 631, in the Register's Office for Davidson County, Tennessee. Nelda R. McMackin died February 15, 2012. Joseph A. McMackin died July 18, 2013 leaving Freda C. Kramer and Randall D. McMackin as his only heirs. For further reference see Affidavit of Heirship filed for record as Instrument #20140311-0020109, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to RESTRICTIONS filed for record in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate taxes which are to be pro-rated and payment assumed by Grantee, applicable zoning and building regulations and permits, all visible easements and Restrictions referred to hereinabove.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 15th day of May , 2014.

RANDALL D. McMACKIN

FREDA C. KRAMER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RANDALL D. McMACKIN and FREDA C. KRAMER**, the bargainors, 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 at Gallatin, Tennessee, on this the 15th day of May, 2014.

NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

MY COMMISSION EXPIRES:_____

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ann Talbert

AFFIANT

SUBSCRIBED and sworn to before me, this the 15th day of May, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016