WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 2.20.18
(AFFIX SEAL)

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

R-VRES-14-3705

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:		MAP / PARCEL NUMBER (S)
Jeffrey S. King and Amanda L. King	New Owner	
(NAME)	(NAME)	
3705 Creston Court	3705 Creston Court	**087-01-0A-122.00-C O**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KEVIN B. BOOTH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY S. KING AND AMANDA L. KING, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 49 on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin B. Booth, unmarried by deed from Beazer Homes Corp., d/b/a Phillips Builders, of record in Instrument No. 20001002-0097442, Register's Office for Davidson County, Tennessee, dated September 27, 2000 and recorded on October 02, 2000. (Value of consideration shown in aforementioned deed $126,100.00.)

This conveyance is subject to:
- Taxes for the year 2014 prorated at closing and assumed by grantees herein.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Chesney Glen of record in Book 10278, Page 279, as amended in Book 10449 Page 215, Book 10449 Page 217, Book 10640 Page 944, as made applicable to Section Four by Third Supplementary Declaration to Declaration of recorded in Book 11317 Page 674, Book 10469, page 924 and Book 10528, page 73, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Chesney Glen Homeowners Association, Inc., of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.
- Open Space/Common Area Deed of record in Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3705 Creston Court, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140034662 DEEDWARR
Recvd: 05/19/14 10:42 2 pgs
Fees:13.00 Taxes:573.50

20140519-0042760

Witness my/our hand(s) this the 15th DAY OF MAY, 2014.

Kevin B. Booth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN B. BOOTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

