BILL GARRETT, Davidson County
Trans:T20140064816 DEEDWARR
Recvd: 09/02/14 11:23 2 pgs
Fees:13.00 Taxes:841.75
20140902-0079653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2014.

Notary Public

My commission expires: 11-22-2014

(Notary Stamp)

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Justin C. Froeber** | **Magna Bank** | **082-16-0-C-001.00 O** |
| **902-A Shelby Avenue** | **PO Box 17257** | |
| **Nashville, TN 37206** | **Memphis, TN 38187-0257** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**William J. King and Janet E. King, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Justin C. Froeber, an unmarried man**

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:

Land in Davidson County, Tennessee, being Unit A on the Plat attached as Exhibit "B" to the Declaration and Master Deed establishing a Planned Unit Development for The 902 Shelby Avenue Townhomes of record in Instrument No. 20060807-0096687, 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 William J. King and Janet E. King by deed from CMF Development, LLC of record in Instrument No. 20060920-0116371 Register's Office for Davidson County, Tennessee, dated September 18, 2006 and recorded on September 20, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 902-A Shelby Avenue Nashville, TN 37206.

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 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 28th day of August, 2014.

William J. King
by Janet E. King, Attorney in Fact

Janet E. King

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me, a Notary Public of said County and State, Janet E. King the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2014.

Notary Public

My Commission Expires:

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janet E. King** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **William J. King** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **William J. King** and is authorized by **William J. King** to execute this instrument on his behalf pursuit to Limited Durable Power of Attorney of record in Instrument No. 20140902-0079652, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 28th day of August, 2014.

Notary Public

My Commission Expires:

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

File #: **414063**
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 ISABELLA LANE, SUITE 105**
**BRENTWOOD, TN 37027**