BILL GARRETT, Davidson County
Trans:T20140084640 DEEDWARR
Recvd: 11/10/14 08:40 2 pgs
Fees:13.00 Taxes:455.10
20141110-0103370

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan King 518 South 15th Street Nashville, TN 37206	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	94-1-275.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Christina Cook
Affiant

Subscribed and sworn to before me, this the 4th day of November, 2014.

E Prophet
Notary Public

My Commission Expires: 11-3-2015
(Affix Seal)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Alicia M. Viravouth, a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan King, 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 Lot No. 1 on the Map of Shelby Village No. One, as of record in Book 1835, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point in the west margin of South 15th Street, at the corner of lots Nos. 1 and 4; thence along the margin of said street, south 60 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 42.02 feet to a concrete monument in the northerly margin of East Side Avenue; thence with the margin of the same, southwesterly 37 feet to the corner lots 1 and 2; thence with the line between said lots, northwesterly 70.3 feet to the corner of lots 2 and 3; thence with the line between lots 1 and 3, north 45 feet to a point in the south line of lot 4; thence with the line between lots 1 and 4, east 85.5 feet to the point of beginning.

Being the same property conveyed to Alicia M. Viravouth by Quitclaim Deed from Betty J. Kelly, dated September 28, 2010, recorded October 4, 2010, of record in Instrument No. 20101004-0079062, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **518 South 15th Street, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **4th** day of **November, 2014.**

GRANTOR(S)

X _____
Alicia M. Viravouth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alicia M. Viravouth** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **4th** day of **November, 2014.**

_____
Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016