WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085454 DEEDWARR
Recvd: 11/12/14 16:11 2 pgs
Fees:13.00 Taxes:4070.00
20141112-0104574

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

Jessi Parkhurst
Notary Public
Davidson County
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas King	Pinnacle Bank	13003004100
(NAME)	(NAME)	
601 Lynnwood Boulevard	150 3rd Ave So., #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Sterling Ambrose, a 50% undivided interest and Beth E. Ambrose, a 50% undivided interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas King and Patricia King, 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:

Land in Davidson County, Tennessee, being Lots Nos. 10 and 11 of Block 10 on the Plan of John Calhoun's Re-Subdivision of a part of Royal Oaks Subdivision, of record in Plat Book 547, Page 167, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

INCLUDED, BUT EXPRESSLY EXCLUDED from the above description is the portion of the property conveyed in Instrument No. 201406040048312, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sterling Ambrose and wife, Beth E. Ambrose by Warranty Deed dated 07/16/2008 from a) John Loftin, III, Trustee of the Mary Lucile Robertson Ambrose Trust which is invested with the title as beneficiary of the Will of Mary Lucile Robertson Ambrose and (b) John Loftin Ambrose, III, Executor of the Will of Mary Lucile Robertson Ambrose of record in Instrument 200807240076035, Register's Office for Davidson County, Tennessee and further conveyed to Sterling Ambrose, a 50% undivided interest and Beth E. Ambrose, a 50% undivided interest by Quit Claim Deed dated 02/08/2010 from Sterling Ambrose and wife, Beth E. Ambrose of record in Instrument 201002170012033, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 601 Lynnwood Boulevard, Nashville, TN 37205
(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.

Witness our hands this 30th day of October, 2014.

Sterling Ambrose

Beth E. Ambrose

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, Sterling Ambrose and Beth E. Ambrose, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2014.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN. My Commission Expires MAY 6, 2015

Notary Public Shannon Philbin

My Commission Expires: