BILL GARRETT, Davidson County
Trans:T20140086804 DEEDWARR
Recvd: 11/18/14 11:26 3 pgs
Fees:18.00 Taxes:862.10
20141118-0106247

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)
Samuel King Hannah King 5038 Edmonson Pike Nashville, TN 37211	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	147-10-216.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $233,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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 **Staci Gatlin, a single woman and Matthew John Williams, a single man, as tenants in common with rights of survivorship**
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel King and Hannah 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 Lot No. 1, on the Plan of Section Two, B.J. Homebuilders Subdivision, of record in Instrument No. 20020624-0075606, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Staci Gatlin, a single woman and Matthew John Williams, a single man, as tenants in common with rights of survivorship by Warranty Deed from Jack Zigelsky and wife, Jackie Zigelsky, dated October 15, 2012, recorded October 18, 2012, of record in Instrument No. 20121018-0095604, Register's Office for Davidson County, Tennessee.

Staci Gatlin and Matthew John Williams having since married on October 11, 2014.

This is ☒ Improved OR ☐ Unimproved property located at: **5038 Edmonson Pike, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said 2014 taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS 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.

This instrument is executed on behalf of Staci Gatlin, by J. David Wicker pursuant to a Power of Attorney executed by Staci Gatlin on November 10, 2014, of record in Instrument No. 2014112-0103936, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Matthew John Williams, by J. David Wicker pursuant to a Power of Attorney executed by Matthew John Williams on November 10, 2014, of record in Instrument No.20141112-0103938, Register's Office for Davidson County, Tennessee.

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 **14th** day of **November, 2014.**

GRANTOR(S)

Staci Gatlin by J. David Wicker, Her Attorney-in-Fact

Matthew John Williams by J. David Wicker, His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J.David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Staci Gatlin and Matthew John Williams,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **14th** 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

EXHIBIT "A"
To
Warranty Deed

FROM: Staci Gatlin, a single woman and Matthew John Williams, a single man, as tenants in common with rights of survivorship

TO: Samuel King and Hannah King, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 14th day of November, 2014.

Notary Public
My Commission Expires:

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