14-1-257

Register Return to:
Land Title South, INC
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140089151 DEEDWARR
Recvd: 11/26/14 10:26 2 pgs
Fees:13.00 Taxes:381.10
20141126-0109100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016
(AFFIX SEAL)

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon R. Clark	Quicken Loans	Map 135-16-B
(NAME) 588 Flintlock Court	(NAME) 1050 Woodward Ave	Parcel 93 CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Detroit MI 48226-1906	
(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, I, **KYLE KING, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON R. CLARK, MARRIED, AND MARK CLARK, HER HUSBAND,** 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 No. 93 on the Plan of Woodridge at Nashboro Village of record in Plat Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kyle King, a single person, by deed dated September 6, 2013 of record in Instrument No. 20140307-0019570, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20021120-0143949, said Register's Office; (c) restrictive covenants of record in Instruments No. 20021104-0134724, 20030610-0080281 and 20050520-0056888, said Register's Office; and (d) Bylaws of record in Instrument No. 20021106-0136459, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 588 Flintlock Court, Nashville, Tennessee 37217
(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 my hand this 25th day of November, 2014.

Kyle King

STATE OF TENNESSEE
COUNTY OF DAVISON

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

Witness my hand and official seal at Nashville, Tennessee this 25th day of November, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015