WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1520

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of November, 2014, by and between Sen' Derrick Dewayne Marks, unmarried, party of the first part, and [redacted] Jeffrey E King, II & Courtney W King, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section Three, Wexford Downs of record in Instrument 20000810-0079246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Sen' Derrick Dewayne Marks by virtue of that certain Warranty Deed dated January 28, 2010, at Instrument No. 20100212-0011385 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sen' Derrick Dewayne Marks

BILL GARRETT, Davidson County
Trans:T20140090203 DEEDWARR
Recvd: 12/02/14 12:49 2 pgs
Fees:13.00 Taxes:1332.00
20141202-0110425

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sen' Derrick Dewayne Marks, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of November, 2014.

Notary Public

My Commission Expires: June 24, 2017

KATHRYN VAUGHN
MY COMMISSION #FF030479
EXPIRES June 24, 2017
(407) 398-0153 FloridaNotaryService.com

Property Owner & Address: Jeffrey E King II and Courtney W King

Tax Parcel No 172140A13700CO

Property Address: 1737 Hickory Bark Lane
Nashville, TN 37211

MAIL TAX BILLS TO: Movement Mortgage, LLC
P.O.Box 10610
Virginia Beach, VA 23450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $360,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of November, 2014.

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015