# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/15 08:08 2 pgs
Fees:13.00 Taxes:529.10
**20150109-0002345**

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$143,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of JAN, 2015

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| King Investment Group, LLC | New Owner | 072-08-0-107.00 |
| 7125 Bakers Bridge Avenue | | |
| Brentwood, TN 37027 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 2221 Thistlewood Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **King Investment Group, LLC, a Tennessee limited liability**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 27 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Andy Maloney, as Trustee for The 2221 Thistlewood Drive Trust by Warranty Deed from Jason C. Hinkle and wife, Donna C. Hinkle dated 11/13/14 of record in Instrument Number 20141120-0106863, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 1424, page 108, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1729, page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2221 Thistlewood Drive, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 2, 2015.

**Andy Maloney, as Trustee for The 2221 Thistlewood Drive Trust**

**By: Andy Maloney, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 2, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY