BILL GARRETT, Davidson County
Trans:T20150020804 DEEDWARR
Recvd: 03/23/15 09:09 2 pgs
Fees:13.00 Taxes:240.50

20150323-0024548

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-5-16
(AFFIX SEAL)

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Butler 849 Longhunter Ct Nashville TN 37217	~~SAME~~ SKB Trust 2303 Bennington Dr. Murfreesboro, TN 37129	Map 135 08 0A Parcel 849.00

For and in 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,

Mark W. King, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Matthew Butler, Trustee of the SKB Trust dated March 19, 2015

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. 849, on the plan of tract #19 Site Plan Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 80, Together with the Master Deed of record in Book 5333, page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Mark W. King by deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated April 12, 2013, of record in Instrument No 20130423-0040245, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5200, page 80, Master Deed in Book 5333, page 957, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 849 Longhunter Ct, Nashville TN 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(s) this 19th day of March, 2015.

Mark King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark King, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027