Return To: 15-0228
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150046852 DEEDWARR
Recvd: 06/12/15 14:00 2 pgs
Fees:13.00 Taxes:555.00
20150612-0055985

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2015.

Notary Public

My commission expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary McCoy	**Southeast Financial Credit Union**	**Map\Parcel: 075-12-0F-066.00**
735 Tulip Grove Road #233	**220 S Royal Oaks Blvd.**	
Hermitage, TN 37076	**Franklin, TN 37064**	

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 ACKNOWLEDGE, WE,

Corey King and wife, Brittni King, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary McCoy, an unmarried man

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 66 AKA Unit 233, Tulip Cove Townhomes, as shown on Plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Corey King and wife, Brittni King by Quitclaim deed from Corey King, an unmarried man of record in Instrument No. 20120409-0030157 Register's Office for Davidson County, Tennessee, dated April 05, 2012 and recorded on April 09, 2012.

Being also known as 735 Tulip Grove Road #233 Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Boundary Plat of record in Instrument Number 20050517-0055768, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument Number 20080103-0000699; and Instrument Number 20120521-0043906, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Plumbing Permit of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewers of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 735 Tulip Grove Road #233 Hermitage, TN 37076.

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 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/our hand(s) this 22nd day of May, 2015.

Corey King

Corey King

Brittni A. King

Brittni King

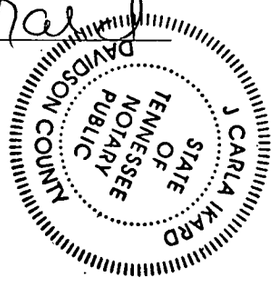
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Corey King and Brittni King the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2015.

Notary Public

My Commission Expires: 1-8-19



File #: **315085CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027