Davidson County DEEDWARR
Recvd: 07/02/15 08:59 2 pgs
Fees:13.00 Taxes:508.75
20150702-0063990

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 3/4/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gilbert N. Smith	Same as owner	092 10 0 059.00
(NAME)	(NAME)	
405 31st Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Seven Thousand Five Hundred And No/100 Dollars ($137,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael John Abraham King,** ~~**unmarried**~~ Single man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gilbert N. Smith**, * married 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 the northerly 29 feet of Lot No. 8 on the Map of Charlotte Heights, as of record in Book 57, Page 169, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 29 feet on the westerly side of 31st Avenue North and runs back between lines 145 feet with the northerly margin of an alley in the rear.

Being the same property conveyed to Michael John A. King by Warranty Deed from Eric Robertson and wife, Karen Robertson dated November 15, 2002 and recorded November 19, 2002 in Instrument No. 20021119-0143733 in the said register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Michael John Abraham King by Quitclaim Deed from Joey Sebina Marston dated February 08, 2010 and recorded February 24, 2010 in Instrument No. 20100224-0014121, in said register's Office of Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 405 31st Avenue N, Nashville, TN 37209

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, has 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 our hands this 30th day of June, 2015.

Michael John Abraham King

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Michael John Abraham Kingthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

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