WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150056783 DEEDWARR
Recvd: 07/14/15 08:49 2 pgs
Fees:13.00 Taxes:1091.50
20150714-0068267

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$295,000.00.**

Affiant

Subscribed and sworn to before me this 13 day of July, 2015.

Notary Public
My Commission expires:
(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:
Emily Martin	Farmington Financial Group	072-10-002200
2909 Davis Street	1912 21st Avenue South	
Nashville, Tn 37216	Nashville, TN 37212	

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, **King Investment Group, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily Martin, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Bransford Realty Company's Mazey Avenue and Gallatin Road Property, as of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the westerly side of Davis Avenue and extends back 206 feet 9 inches on the northerly side and 213 feet 6 inches on the southerly line, to an alley measuring 51 feet thereon.

Being the same property conveyed to King Investment Group, LLC, from Aaron Kelly, unmarried, by deed on August 18, 2014, of record in Instrument Number 20140821-0076497, 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 Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2909 Davis Street, 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 July 13, 2015.

King Investment Group, LLC

by: T C. K member
Tyler C. King, Member

STATE OF Tennessee COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tyler C. King** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a **Member** of **King Investment Group, LLC** the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as **Member**.

WITNESS my hand and seal at office this the 13th day of July, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY