WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062532 DEEDWARR
Recvd: 07/30/15 09:36 2 pgs
Fees:13.00 Taxes:645.65
20150730-0075039

P-RB-15-4505-155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey L. King	**Jeffrey L. King**	
(NAME)	(NAME)	
4505 Harding Pike, Unit 155	**4505 Harding Pike, Unit 155**	**116-03-0B-155.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RUSSELL BUCHI, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY L. KING AND TERI L. KING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 155 on the Plan of Royal Oaks Apartment of record in Plat Book 5200, Page 45, in the Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, Page 972, in said Register's Office.

Being the same property conveyed to Russell Buchi, unmarried by Warranty deed from Semper Fidelis, LLC, a California Limited Liability Company of record in Instrument No. 20150311-0021026 Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 11, 2015.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 5200, Page 45;
- Master Deed of record in Book 5282, Page 972 and Book 5282, Page 992;
- Easement of record in Book 5144, Page 244;
- Easements and reservations contained in Deed of record in Book 4744, Page 370, modified in Book 4978, Page 524;
- Easement of record in Book 3165, Page 607;
- Easement for sanitary sewer of record in Book 3347, Page 188;
- Easement for sanitary sewers and/or storm drainage of record in Book 4835, Page 964;
- Easement for Driveway of record in Book 4668, Page 986;
- Easement for Sanitary Sewers of record in Book 3958, Page 152;
- HOA Charter of record in Book 5282, Page 501;
- Easement of record in Book 4660, Page 59, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike, Unit 155, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF JULY, 2015.

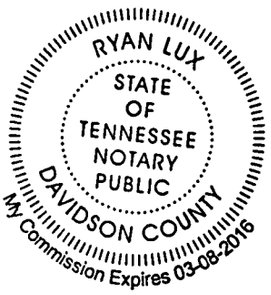
Russell Buchi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL BUCHI, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 28th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212