RETURN TO
Stewart Title Company
121 First Avenue South, Suite 300
Franklin, TN 37064
File # 01288-26935

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150064809 DEEDWARR
Recvd: 08/05/15 11:06 2 pgs
Fees: 13.00 Taxes: 1073.00
20150805-0077833

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Detwieler	NEW OWNER	172-03-0B-041-00-CO
(NAME)	(NAME)	
628 Magnolia Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel King, Jr and wife, Thenia M. King**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kyle Detwieler and Donna Detwieler, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 2nd Civil District of Davidson County, Tennessee, Being Lot No. 41, of the Plan of The Woodlands, Phase 2, as of record in Plat Book 6900, Page 635, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel King Jr., and wife, Thenia M. King by Warranty Deed from Eric S. Griffin, and wife, Cynthia J. Griffin, dated 9/12/2005, recorded 9/14/2005 of record in Instrument No. 20050914-0110597, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 7334, Page 109, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 7408, Page 250, First Amendment recorded of record in Book 7516, Page 37, Second Modification recorded of record in Book 8464, Page 463, Third Modification recorded of record in Book 8622, Page 390, Fourth Modification recorded of record in Book 8634, Page 224, and re-record of record in Book 8643, Page 675, Quitclaim Deed recorded of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.

Agreement for Participation in Huntington Park Trunk Sewer recorded of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded of record in Book 6710, Page 495, and Book 7091, Page 428, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement recorded of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance recorded of record in Book 8541, Page 230, Book 8541, Page 241, Book 8541, Page 247, in the Register's Office for Davidson County, Tennessee.
2015 taxes and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 628 Magnolia Lane, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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/or 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 31st day of July, 2015.

Daniel King, Jr

Thenia M. King

State of Tennessee
County of Williamson

Personally appeared before me Daniel King, Jr and Thenia M. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2015.

Notary Public
My Commission Expires: 8/27/17

DONALD H. BLAIR, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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Brentwood, TN 37027