Davidson County DEEDWARR
Recvd: 08/11/15 11:18 2 pgs
Fees:13.00 Taxes:366.30
20150811-0080285

This Instrument Prepared By:
**Athens Title & Escrow LLC**
**Michael J. Mills, Attorney at Law**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
4848 Coming Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 133
GROUP 05 0
PARCEL 01900

GRN-153657

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark King, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lex & Company LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark King by deed from James Roberts, of record in Instrument No 20150805-0078023, Register's Office for said County.

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.**

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 421, page 2, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 430 Veritas Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lex & Company LLC, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the day 7th of August, 2015.

Mark King

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mark King, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this day of 7th of August, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $99,000.00.

AFFIANT

Subscribed and sworn to before me on this day of 7th of August, 2015.

NOTARY PUBLIC
My Commission Expires: ~~February 25, 2019~~ 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

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
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2018

Shelly M Smith