WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072253 DEEDWARR
Recvd: 08/26/15 09:01 2 pgs
Fees:13.00 Taxes:431.05
20150826-0086202

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$116,500.00.**

Affiant

Subscribed and sworn to before me this 20th day of August, 2015

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Zachary Ward	Suntrust Mortgage, Inc.	Map 120-02-0 Parcel 066.00
1211 Saturn Drive	901 Semmes Avenue	
Nashville, TN 37221	Richmond, VA 23224	

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 **Zachary Ward, unmarried and Alice Ward, unmarried** ~~as tenants with right of survivorship~~, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

** as tenants in common with rights of survivorship

Land in Davidson County, Tennessee, Being Lot No. 186 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to King Investment Group, LLC, from Shaprio & Kirsch, LLP, Substitute Trustee's Deed, by Substitute Trustee's Deed on January 8, 2015, of record in Instrument Number 20150127-0007491, 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 1424, Page 92, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1211 Saturn Drive, Nashville, TN** ~~37221~~ 37217

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 August 20, 2015.

King Investment Group, LLC

member

By: Tyler 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 King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of King Investments Group, LLC, the within named bargainor, a limited liability company, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name Tyler King for King Investment Group, LLC.

WITNESS my hand and seal at office the day and year above written.

My Commission Expires: 11617

NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY