WARRANTY DEED



STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Paul King	Wells Fargo Bank, NA ISAOA	169000065.00
(NAME)	(NAME)	
8733 Haselton Rd.	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Linda Haselton Smith, Trustee of the Wilfred E. Haselton Family Trust u/a/d March 21, 1996**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Paul King, Melissa King, husband and wife, and Michael Bays, a married person** , as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain real property more commonly known as 8733 Haselton Road, Nashville, Davidson County, Tennessee, 37221, described Land and improvements in Davidson County, which is my personal residence, commonly known as 8733 Haselton Road.

Being lot 2, W.E. and Suzanne Haselton Subdivision of record in Book 8250, Page 471, RODC, dated August 30, 1995. Said plat contains 2.7 acres more or less.

Being the same property conveyed to Wilfred E. Haselton from Suzanne H. Haselton by Quitclaim Deed dated March 21, 1996 of record in Book 10002 page 419 and further conveyed to Linda Haselton Smith, Trustee of the Wilfred E. Haselton Family Trust u/a/d March 21, 1996 by Quitclaim Deed from Suzanne H. Haselton, Executrix of the Estate of Wilfred E. Haselton of record in Book 11443, page 917 dated April 7, 1999 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 8733 Haselton Rd., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150085255 DEEDWARR
Recvd: 10/06/15 14:47 2 pgs
Fees:13.00 Taxes:1295.00
20151006-0101937

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of September, 2015.

HASELTON FAMILY TRUST

Linda Haselton Smith, Trustee

~~Linda Smith~~
~~Executor~~ Linda Haselton Smith,
Trustee

State of Tennessee

County of Davidson

On this 30 day of September, 2015 before me, a Notary public in and for said County and State, personally appeared Linda Haselton Smith, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in her capacity as Trustee, being duly authorized and duly empowered so to do, and acknowledged that the same is said individual (s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my ~~hand~~ and seal this 30th day of September, 2015.

Notary Public Shannon Philbin

My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019