WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/15 14:08 3 pgs
Fees:18.00 Taxes:2664.00
20151110-0114472

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $720,000.00.

Affiant

Subscribed and sworn to me on November 9th, 2015.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
E. Ray Morris 520 32nd Ave. South Nashville, TN 37212	E. Ray Morris 5660 Peachtree Industrial Blvd Norcross, GA 30071	Map 104-06 Parcel 312.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Jeffrey C. King and wife, Tammy R. King, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto E. Ray Morris, Individually as to a 32.092% interest and E. Ray Morris and wife, Linda M. Morris as to a 67.908% interest", hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot "D" on the Map of a Resubdivision of Lots 12 and 13 of Block 3 on the Plan of Fairfax Place of record in Book 547, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Said Lot No. D fronts 142.65 feet on the southeasterly margin of 32nd Avenue South formerly Orient Circle, as measures around a slight curve, and runs back between lines 167.16 feet on the southerly line and 129.43 feet on the easterly line, which is a broken line, to a point, said lot being more or less triangular in shape.
>
> Being the same property conveyed from Faye S. Thompson, unmarried, by Warranty Deed, dated March 1, 2006, to Jeffrey C. King and wife, Tammy R. King, of record as Instrument No. 20060303-0024957, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 520 32nd Ave. South, Nashville, TN 37212.
>
> This instrument is executed on behalf of Jeffrey C. King by Tammy R. King as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060303-0024956, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on November 9th, 2015.

Jeffrey C. King by Tammy R. King attorney-in-fact
Jeffrey C. King
By: Tammy R. King, as his attorney-in-fact

Tammy R. King
Tammy R. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On November 9th, 2015 before me personally appeared Tammy R. King to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 9th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy R. King, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Jeffrey C. King and is authorized by Jeffrey C. King to execute this instrument on behalf of Jeffrey C. King

Witness my hand and official seal on November 9th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017