WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150100655 DEEDWARR
Recvd: 11/25/15 15:18 2 pgs
Fees: 13.00 Taxes: 1424.50
20151125-0119964

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $385,000.00.

Affiant

Subscribed and sworn to before me this 19th day of November, 2015

Notary Public
My Commission expires: 5/6/18
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA WILLIAMSON DAVIDSON COUNTY, TN

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:
Lisa Song	F & M Bank	Map 072-03-0 Parcel 341
1122 Shelton Avenue	50 Franklin St	
Nashville, TN 37216	Clarksville TN 37040	

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, **Eight-Nine King Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lisa Joy Song and Chris Song**, husband and wife, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 52 and westerly 5 feet of Lot No. 53 on the Map of Inglewood Place, of record in Book 322, Page 101, Register's Office for said County.

Said parts of said lots adjoin and front together 55 feet on the southerly side of Shelton Avenue and run back between parallel lines 202.5 feet to a dead line.

Being the same property conveyed to King Investments, LLC from Donna Gail Bower, Paulette Hill, James A. Wright Jr. and Mark Kenneth Wright, devisees under the Last Will and Testament of Martha Wright (a/k/a Martha Neil Wright) by Warranty Deed dated November 14, 2014 of record in Instrument Number 20141119-0106596, Register's Office for Davidson County, Tennessee. The said Warranty Deed has since been corrected by a Scriveners Affidavit of record in Instrument Number 20150414-0032618, Register's Office for Davidson County, Tennessee.

King Investment Group, LLC is now known as Eight-Nine King Development, LLC by Articles of Amendment to Articles of Organization filed with the Tennessee Secretary of State.

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 2016 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 332, Page 101, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4281, page 152 and Book 4966, page 378, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1122 Shelton Avenue, Nashville, TN 37216**

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 November 18, 2015.

Eight-Nine King Development, LLC

Member

By: Tyler C. 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 C. 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 Eight Nine Development , LLC the within named bargainor, a limited liability company, and he that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Eight Nine Development, LLC as Member.

Witness my hand, at office, this 18th day of November, 2015.

Notary Public

My commission expires: 1-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY