WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108400 DEEDWARR
Recvd: 12/23/15 09:54 2 pgs
Fees:13.00 Taxes:1476.30
20151223-0129100

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $399,000.00.

Affiant

Subscribed and sworn to before me this 18 day of Dec, 2015.

Notary Public
My Commission expires: 11-5-19
(Affix Seal)

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:
Dawn Bogic	Peoples Home Equity Inc.	08208022000
414 Hart Avenue	5205 Maryland Way Suite 110	
Nashville, TN 37206	Brentwood, TN 37027	

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 **Dawn Bogic**, her 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 Lot No. 7, on the Plan of Leek Subdivision of the Arthur Tract, of record in Plat Book 547, Page 54, Register's Office for the Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to King Investment Group, LLC, from Meryle Joy Leonard, unmarried, by Warranty Deed on December 8, 2014, of record in Instrument Number 20141212-0113726, Register's Office for Davidson County, Tennessee. Said King Investment Group, LLC having since amended it's Articles of Organization by Filing an Acknowlegement with the State of Tennessee Secretary of Statement and changing the name to Eight-Nine King Development, LLC and a copy of the said acknowledgment has been recorded in Instrument Number 20151130-0120553, 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 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 547, page 54, Register's Office Davidson County, Tennessee.

This is improved property known as: **414 Hart Avenue, Nashville, TN 37206**

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 December 18, 2015.

Eight-Nine King Development, LLC

By: Tim King, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tim 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 King Development, LLC, the within named bargainor, a Limited Liability Company, and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Eight-Nine King Development, LLC as Member.

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

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076