RECORD & RETURN TO:

BILL GARRETT, Davidson County
Trans:T20150108913 DEEDWARR
Recvd: 12/28/15 10:53 2 pgs
Fees:13.00 Taxes:329.30
20151228-0129771

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2218

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,000.00.

Affiant

Subscribed and sworn to me on December 15, 2015.

NOTARY PUBLIC

My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28915SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan D. Williams Rachel L. Williams 1017 Tanyard Springs Drive Spring Hill, TN 37174	American Mortgage Service Company 11503 Springfield Pike Cincinnati, Ohio 45246	147-02-0A-003.00-CO-

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, **Dennis M. King, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Jonathan D. Williams and wife, Rachel L. Williams, as joint tenants with right of survivorship,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, Building A, on the Plan of The Coach House, of record in Book 4675, page 107, as established by the Master Deed of The Coach House Condominiums, of record in Book 4809, page 829, Book 4813, page 964, Book 5100, page 894, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis M. King, unmarried, by Warranty Deed dated, August 1, 2003, from Gordon L. Mooneyham and wife, Sepal I. Mooneyham, recorded on August 13, 2003 in Instrument No. 20030813-0116603 in the Davidson County Register's Office, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s); and

2. Any and all existing easements of record and to all matters shown on the plan of record in Book 4675, page 107, Register's Office for Davidson County, Tennessee; and
3. Covenants, Conditions, and Restrictions, as contained in Master Deed for The Coach House Condominiums, of record in Book 4809, page 829, amended in Book 4813, page 964 and Book 5100, page 894 Register's Office for Davidson County, Tennessee; and
4. Charter of The Coach House of record in Book 4813, page 686, Register's Office for Davidson County, Tennessee; and
5. By-Laws of record in Book 4809, page 859, and amended in Book 5100, page 897, Register's Office for Davidson County, Tennessee; and
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 523 Harding Place, #3, Nashville, TN 37211.

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 GRANTORS does 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 does 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 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 my/our hand(s) this 15th day of December, 2015.

Dennis King by KS Attorney In Fact

Dennis M. King by Kevin Smith as Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Kevin Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Dennis M. King as his Attorney-In-Fact pursuant to Power of Attorney recorded on December 28, 2015, as Instrument No. 20151228-0129770, as the free act and deed of the within named Dennis M. King.

Witness my hand and official seal, this 15 day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE