BILL GARRETT, Davidson County
Trans:T20160002778 DEEDWARRSP
Recvd: 01/12/16 09:56 4 pgs
Fees:23.00 Taxes:55.92
20160112-0003060

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38401

Return to Security Title & Escrow

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Kyle Steffen, an unmarried man, and Elizabeth Helton, an unmarried woman**, FIRST PARTY, which expression shall include successors and assigns, **Justin Edward King,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Ninth (9th) Civil District of DAVIDSON County, Tennessee and being more particularly described as follows:

See Attached Exhibit "A" for Legal Description.

Map & Parcel: 1120004200 (part of)

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions as described on Exhibit B attached hereto, and except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns forever. FIRST PARTY does hereby bind itself and its successors to warrant and forever defend the Property unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 8 day of January, 2016.

1/8/16

Kyle Steffen

Elizabeth Helton 1/8/16.

Elizabeth Helton

STATE OF PA

COUNTY OF Allegheny

Personally appeared before me, the undersigned, **Kyle Steffen and Elizabeth Helton**, with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of **January, 2016.**

My commission expires:
06-20-16

Notary Public

NOTARIAL SEAL
SUSAN M PAULAUSKAS
Notary Public
PITTSBURGH CITY, ALLEGHENY COUNTY
My Commission Expires Jun 20, 2016

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 15,114.00.**

Affiant

Subscribed and sworn to before me, this 11th day of **January, 2016.**

My commission expires:

Notary Public

NEW PROPERTY OWNERS:

Justin Edward King

4545 Heath Road

Nashville, TN 37221

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

EXHIBIT A

LEGAL DESCRIPTION STEFFEN/HELTON PROPERTY

Being and lying in the Ninth Civil District of Davidson County, Tennessee and lying south of Old Charlotte Pike, being more particularly described as follows:

Being And Lying In The 9th Civil District Of Davidson County, Tennessee And Lying South Of Old Charlotte Pike, Being More Particularly Described As Follows:

Beginning At A Iron Pin Found; Said Iron Pin Found Being The Southeast Corner Of The Tract Being Described, The Southwest Corner Of Justin King, The Northwest Corner Of Bohnne Jones, And The Northeast Corner Of Thomas Conner Elux; Thence With Conner, N 73°55'23" W For A Distance Of 825.76' To An Iron Pin Set; Said Iron Pin Set Being The Southwest Corner Of The Tract Being Described; Thence Leaving Conner With A New Weil Division Line, N 55°58'18" E For A Distance Of 950.51' To An Iron Pin Set; Said Iron Pin Set Being The Northern Most Corner Of The Tract Being Described; Thence Continuing With Said Division Line, S 45°05'08" E For A Distance Of 80.42' To An Iron Pin Set; Said Iron Pin Set Being The West Boundary Of Justin King; Thence Leaving Said Division Line With King, S 04°09'47" W, Passing An Iron Pin Set At 115.67', In All A Distance Of 705.67' To The Point Of Beginning And Containing 7.41 Acres As Surveyed By Kenneth Carroll, Rls Tennessee License Number 1335, December 11, 2015.

BEING the same property conveyed to Kyle Steffen and Elizabeth Helton by deed from Gary C. Weil, et al, dated January ____, 2016, and of record in Instrument No 20160112-0003059 Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 2016 constitute a lien but are not yet due and payable.

2. Easement in favor of USA of record in Book 4217, page 588, Register's Office for Davidson County, Tennessee.