Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2016.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Gifford Taylor		
616 Mcferrin Avenue	New Owner	082-08-0-270-00
Nashville, TN 37206-3522		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW A. KING, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH GIFFORD TAYLOR,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, PLAN OF F.O. BEAZLEY'S SUBDIVISION OF THE VAUGHN TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 105, IN THE CHANCERY COURT CLERK'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to ANDREW A. KING, AN UNMARRIED MAN by Warranty deed from TREVOR J. HOLEWINSKI AND WIFE, AMBER HOLEWINSKI of record in Instrument No. 20091119-0106348 Register's Office for Davidson County, Tennessee, dated 11/5/2009 and recorded on 11/18/2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 616 Mcferrin Avenue, Nashville, TN 37206-3522.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160024840 DEEDWARR
Recvd: 03/28/16 15:19 2 pgs
Fees:13.00 Taxes:980.50
20160328-0029027

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2016.

Andrew A. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew A. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Elizabeth King, spouse of **Andrew A. King**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Elizabeth King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017