Davidson County	DEEDQC
Recvd: 04/01/16 11:39	4 pgs
Fees:22.00 Taxes:0.00	
20160401-0031036	

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2016-02-1028
INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

QUIT CLAIM DEED

For good consideration, I (We) **VIRGIL MITTWEDE KING AND WIFE, KATHYRINE M. KING WHO ERRONEOUSLY ACQUIRED TITLE AS MARY KATHYRINE KING** hereby bargain, deed and convey to **VIRGIL MITTWEDE KING AND WIFE, KATHYRINE M. KING**, the following described land in DAVIDSON County, to wit:

ALL THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, LYING, LOCATED AND BEING IN THE CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 476 ON THE MAP OF SECTION SIX, CRIEVE HALL ESTATES, AS RECORD IN BOOK 2331, PAGES 1 AND 2 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 476 FRONTS 120 FEET ON THE EASTERLY SIDE OF MONTCLAIR DRIVE AND RUNS BACK BETWEEN LINES, 194.5 FEET ON THE NORTHERLY LINE AND 197.2 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 132 FEET.

BEING THE SAME PREMISES CONVEYED TO VIRGIL MITTWEDE KING AND WIFE, MARY KATHYRINE KING BY A DEED RECORDED AS INSTRUMENT NO. A44370, IN BOOK 4342, PAGE 117 ON 6/13/1969 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 146 12 0 061.00

Property Address: 5028 MONTCLAIR DRIVE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the

title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26th day of March 2016.

Virgil Mittwede King
VIRGIL MITTWEDE KING

Kathyrine M. King
KATHYRINE M. KING

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

On this 26th day of March, 2016, before me personally appeared **VIRGIL MITTWEDE KING AND KATHYRINE M. KING**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Virgil Mitchell King Kathryne M. King
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn before me this 26th day of March, 2016.

(seal)

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, MELINDA ALBAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17