BILL GARRETT, Davidson County
Trans: T20160027014 DEEDWARR
Recvd: 04/04/16 13:21 2 pgs
Fees: 13.00 Taxes: 665.63
20160404-0031790

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2016.

Notary Public
My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| DeAngelio Kelly<br>5548 Murphywood Crossing<br>Antioch, TN 37013-2390 | New Owner | 175-01-0-035.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna K. King and husband, Dennis J. King,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **DeAngelio Kelly,** hereinafter called the Grantee(s), 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 Lot No. 108 on the Plan of Final Plat of Asheford Crossing, Section Four, of record in Plat Book 9700, Page 912, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna K. King and husband, Dennis J. King by Warranty deed from Christopher A. Barrett and wife, Amanda D. Barrett of record in Instrument No. 20100518-0038372 Register's Office for Davidson County, Tennessee, dated May 14, 2010 and recorded on May 18, 2010.

This property is improved property known as **5548 Murphywood Crossing, Antioch, TN, 37013-2390.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 9700, Page 912; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9651, Page 900; Book 9980, Page 482; Book 10301, Page 180; Book 10353, Page 575; Book 10640, Page 941; Book 10717, Page 97; Book 11455, Page 769; Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) By-Laws of Asheford Crossing of record in Book 9651, Page 925; (4) Easement and Agreement of record in Book 9336, Page 238; (5) Charter of Asheford Crossing Homeowners Association of record in Book 9651, Page 895; (6) Easements of record in Book 10574, Page 867 and Book 1224, Page 257; (7) Restrictions of record as Instrument Number 20100518-0038372 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 28th day of March, 2016.

Anna K. King by Charles Kraft AIF

Anna K. King, by Charles Kraft, her
Attorney in fact

Dennis J. King by Charles Kraft AIF

Dennis J. King, by Charles Kraft, his
Attorney in fact

STATE OF Florida

COUNTY OF Sumter

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Charles Kraft**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Anna K. King and Dennis J. King,** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Anna K. King and Dennis J. King,** and appearing of record in Instrument No. 20160404-0031789, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 28th day of March, 2016.

Notary Public

My Commission expires: Oct 20, 2017

FILE NO: 2016024220

VICKI K. BRESLIN
Notary Public - State of Florida
My Comm. Expires Oct 20, 2017
Commission # FF 031327
Bonded Through National Notary Assn.