WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,400.00

Janice Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2016

Notary Public:

MY COMMISSION EXPIRES: 4/1/17
(AFFIX SEAL)

LAURA WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chelsea Anne King	Interline Mortgage Services	Parcel ID:
3201 Grace Crest Point	10613 W Sam Houston Parkway N	135100C12700CO
Nashville, TN 37217	Ste. 200 Houston, TX 77064	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joan B. McMurry and husband, Robert W. McMurry, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chelsea Anne King and Micah John King, as joint tenants

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 107, on the Plan of Ransom Park, Section Five, of record in Instrument 20041118-0138647, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joan B. McMurry and Robert W. McMurry, Jr. by deed from Fischer & Ford Group, LLC, of record in Instrument 20050613-0067131, dated June 9, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20000725-0073496 and 20011010-0110579, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20041118-0138647, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3201 Grace Crest Point, Nashville, TN 37217

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 14th day of April, 2016.

Joan B. McMurry

Robert W. McMurry, Jr.

BILL GARRETT, Davidson County
Trans: T20160032398 DEEDWARR
Recvd: 04/20/16 10:35 2 pgs
Fees: 13.00 Taxes: 685.98

20160420-0038232

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan B. McMurry and Robert W. McMurry, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2016.

My Commission Expires: 8/23

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.