WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160033759 DEEDWARR
Recvd: 04/25/16 12:49 2 pgs
Fees: 13.00 Taxes: 384.80
20160425-0039926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/21/2017
(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Allan Morales	US BANK	098 05 0 164.00
(NAME)	(NAME)	
5120 Hunters Point Ln.	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Owensboro KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Four Thousand And No/100 Dollars ($104,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charlie King, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allan Morales, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 6-B on the Plan of Hunter's Point Subdivision, Zone Lot Division of Lots 4, 5, 6 and 53, Plat Book 6200, Page 173, amending Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charlie King, a single man by Warranty Deed from Claude Ronald Buck, David Michael Buck, and Rita Gail Buck Chanatry, devisees of Margaret G. Buck dated July 13, 2010 and recorded July 14, 2010 as Instrument No. 201007140055140, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5120 Hunters Point Ln., Hermitage, TN 37076

File Number: MTJ-161261SSO

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, has 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 22nd day of April, 2016.

Charlie King

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charlie King, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2016.

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

File Number: MTJ-161261SSO