WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036319 DEEDWARR
Recvd: 05/03/16 08:20 2 pgs
Fees:13.00 Taxes:1420.43

20160503-0043086

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$383,900.00.** ✓

Affiant

Subscribed and sworn to before me this 29th day of APRIL, 2016

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony Hollingsworth	Franklin Synergy Bank	Map 72-08-0 Parcel 107.00
2221 Thistlewood Avenue	722 Columbia Avenue	
Nashville, TN 372116	Franklin, TN 37064-7064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **King Investment Group, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony Hollingsworth, unmarried and Thomas Greer, unmarried, as joint tenants with right of suvivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 27 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to King Investment Group, LLC, from Andy Maloney, as Trustee for The 2221 Thistlewood Drive Trust, by deed on January 2, 2015, of record in Instrument Number 20150109-0002345, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 1424, page 108, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1729, page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2221 Thistlewood Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 29, 2016.

King Investment Group, LLC

By: Tim King Member

King Investment Group, LLC

member

By: Tyler King, Member

State of Tennessee)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared TIM KING with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be A MEMBER of KING INVESTMENT GROUP, LLC. the within named bargainor, a limited liability company and that as such MEMBER executed the foregoing instrument for the purpose therein contained, by personally signing the name of the KING INVESTMENT GROUP, LLC as MEMBER.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared TYLER KING with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be A MEMBER of KING INVESTMENT GROUP, LLC. the within named bargainor, a limited liability company and that as such MEMBER executed the foregoing instrument for the purpose therein contained, by personally signing the name of the KING INVESTMENT GROUP, LLC as MEMBER.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY