WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL MAY 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7.2.18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1776B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lakisha Simmons and Christopher Simmons	Franklin American Mortgage	172-06-0A-070.00-CO
5421 Incline Drive	6100 Tower Circle Suite 600	
Nashville, TN 37211-7471	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM DAVID KING, UNMARRIED AND NICHOLE ROBERTS KING, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

/ Husband
LAKISHA SIMMONS AND CHRISTOPHER SIMMONS

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Final Plat of Mountain View, Section 2 of record in Plat Book 9700, Page (s) 656 and 657, 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 William David King and Nichole Roberts King by Warranty deed from Richard H.C. Beverley, III and wife, Raegene L. Beverley of record in Instrument No. 20100201-0008069 Register's Office for Davidson County, Tennessee, dated January 25, 2010 and recorded on February 01, 2010.

William David King and Nichole Roberts King having since divorced pursuant to final decree in the third circuit court for Davidson County, case number 14D1164.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

H. Taxes for the year 2016 a lien, not yet due and payable.

I. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 656 and 657, Register's Office for Davidson County, Tennessee.

J. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10053, Page 239, amended in Book 10496, page 311 and Book 10919, page 327 , Register's Office for Davidson County, Tennessee, 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.

K. By-Laws in Book 10496, page 391, Register's Office for Davidson County, Tennessee.

L. Charter of HOA in Book 10496, page 380, Register's Office for Davidson County, Tennessee.

M. Dedication of common areas to HOA in Book 10929, page 984, Register's Office for Davidson County, Tennessee.

N. Subject to rights of others in and to the common areas and/or elements.

This is property known as 5421 Incline Drive, Nashville, TN 37211-7471

BILL GARRETT, Davidson County
Trans: T20160036506 DEEDWARR
Recvd: 05/03/16 10:23 3 pgs
Fees: 18.00 Taxes: 1480.00
20160503-0043327

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 29th day of April, 2016.

William David King

Nichole Roberts King

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM DAVID KING AND NICHOLE ROBERTS KING, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1776B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM DAVID KING AND NICHOLE ROBERTS KING, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2016.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-1776B

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