Davidson County DEEDWARR
Recvd: 06/30/16 12:28 4 pgs
Fees:23.00 Taxes:982.35
20160630-0066988

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 1/6/2020
File No. G16-5066D

ERICA ALLYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erin Hammond, a single woman (NAME)	Guaranteed Rate, Inc. (NAME)	146-4-43
534 Richmar Drive (STREET ADDRESS)	3940 N. Ravenswood (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Chicago, IL 60613 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rev. Marie C. King, Claudette King Nwoke, Gwen King Harding, Reginald L. King, and John C. King, Heirs of The Estate of Madice Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Hammond, a single woman**, 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:

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. 716 on the plan of CALDWELL HALL, SECTION 12, of record in Plat Book 3300, Page 57, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Madice Johnson and husband, Kenneth Johnson, as tenants by the entirety from Madice Johnson and husband, Kenneth Johnson, by Quit Claim Deed dated February 29, 2000, as Instrument No. 20000308-0023551, in the Register's Office for Davidson County, Tennessee. Kenneth Johnson has since died on June 24, 2011, vesting sole ownership in Madice Johnson as surviving tenant by the entirety. Madice Johnson having since died intestate on May 22, 2015 leaving the subject property vested in Rev. Marie C. King, Claudette King Nwoke, Gwen King Harding, Reginald L. King, and John C. Kings as her heirs at law. See Affidavit of Heirship of record in Instrument #____ **20160630-0066986** _____, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1788, Page 108 and in Book 3376, page 234, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, page 57, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Gwen King Harding is signed by her duly appointed Attorney-in-fact John C. King, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 534 Richmar Drive, Nashville, TN 37211.

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. Whenever 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/our hand(s) this 24th day of June, 2016.

Rev. Marie C. King — June 24, 2016
Rev. Marie C. King — Date

Claudette King Nwoke — June 24, 2016
Claudette King Nwoke — Date

Reginald L. King — June 24, 2016
Reginald L. King — Date

John C. King — June 24, 2016
John C. King — Date

GWEN KING HARDING

By: Gwen King Harding by her attorney in fact J.C. King — June 24, 2016
John C. King, Attorney-in-Fact — Date

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 Rev. Marie C. King, Claudette King Kwoke, Reginald L. King, John C. King, the bargainor(s), 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, this 24th day of June, 2016.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 09-11-2017 DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

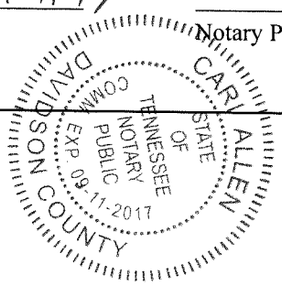
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John C. King, Attorney-in-Fact for Gwen King Harding, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further

acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of June, 2016.

My Commission Expires: 9-1-17

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

