BILL GARRETT, Davidson County
Trans: T20160066409 DEEDWARR
Recvd: 08/02/16 12:23 2 pgs
Fees: 13.00 Taxes: 510.97

20160802-0079694

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $138,100.00.

Emily Walsh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of July, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael John A. King	SAME AS NEW OWNER	15014006400
(NAME)	(NAME)	
1235 16th Ave North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tonja Wray, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael John A. King**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Lake Towne Park, Section Five, of record in Plat Book 6900, Page 831, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tonja Wray, unmarried by deed from Ayodeji Folayan and Adeola Adejumobi Folayan, husband and wife, of record in Instrument No. 20081001-0099296, said Register's Office.

This property is __unimproved _X_improved property known as: 512 Oak Timber Place, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of July, 2016.

Tonja Wray

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tonja Wray, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122