BILL GARRETT, Davidson County
Trans:T20160066606 DEEDWARR
Recvd: 08/02/16 16:15 2 pgs
Fees:13.00 Taxes:869.13
20160802-0079920

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1227**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/22/2016**, by and between **Bekah Lynn Pauli, unmarried**, parties of the first part, and **Chris L King and wife Brenda King ,** party of the second part

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING Lot Number 147, on the plan of Hillbrook, Section 147 of record in Plat Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which reference I hereby made for a more complete description

BEING the same property conveyed to Bekah Lynne Pauli, unmarried by Warranty Deed from David S. Winkler and wife, Cathleen D. Winkler, recorded on 01/19/2012 in Instrument No. 20120119-0005239, Register's Office from Davidson County, Tennessee.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID #

☒ Improved **307 Leopole Road, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WITNESS the signature of the party of the first part of the day and year first above written.

Bekah Lynn Pauli

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bekah Lynn Pauli** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of July, 2016..

Notary Public

My Commission Expires: 5-8-17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Chris L King**

and Address: **307 Leopole Road, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Owner's Name: Navy Federal Credit Union

and Address: **820 Follin Lane**
Vienna, VA 22180

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$234,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of July, 2016..

Notary Public

My Commission Expires: 1/2018