WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160069481 DEEDWARR
Recvd: 08/11/16 09:00 2 pgs
Fees: 13.00 Taxes: 1054.50
20160811-0083449

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Errett Doyle Davis	new owner	Parcel ID:
2505 Alvinwood Drive		06211003100
Nashville, TN 37214		

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 hereby acknowledged, we

Timothy Mark Kring and wife, Andrea Mangino Kring

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Errett Doyle Davis and wife, Erin L. Davis

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:

Being Lot No. 210, on the Plan of Sutherland Heights, Section 5, of record in Book 2900, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 210 fronts 145 feet on the north side of Alvinwood Drive and runs back 180.1 feet on the west line and 178.3 feet on the east line to a dead line, which is a broken line on which it measures 220.4 feet.

BEING the same property conveyed to Timothy Mark Kring and Andrea Mangino Kring by deed from Virginia Ferebee Black, of record in Instrument 20000240030126, dated March 22, 2000, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2907, Page 175, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 1, said Register's Office.

Power of Attorney of record in Instrument 20160811-0083448, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2505 Alvinwood Drive, Nashville, TN 37214

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. 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 8th day of August, 2016.

Timothy Mark Kring

Andrea Mangino Kring by Timothy Mark Kring, Attorney in Fact

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 Timothy Mark Kring, 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 at Nashville, Tennessee, this 8th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Timothy Mark Kring, 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 on behalf of Andrea Mangino Kring as his/her/their Attorney in Fact as the free act and deed of the within named Andrea Mangino Kring.

Witness my hand and official seal at Nashville, Tennessee the 8th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN