BILL GARRETT, Davidson County
Trans:T20160078962 DEEDWARR
Recvd: 09/08/16 15:51 2 pgs
Fees:13.00 Taxes:573.50
20160908-0094791

FROM: Jeffery L. King and wife, Susan C. King
TO: Liddle Residential Properties, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Liddle Residential Properties, LLC 2229 Mires Road Mt. Juliet, TN 37122	(Same)	Map 96-6 Parcel 152

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2016.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Notary Public
My Comm. Expires: 5/6/19

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffery L. King and wife, Susan C. King, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Liddle Residential Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors 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. 65 on the Plan of Cloverhill Subdivision, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Jeffery L. King and wife, Susan C. King, by deed from A. Lee Rotenberry and wife, Mary G. Rotenberry, to Jeffery L. King, an unmarried man, of record in Book 8162, page 359, said Register's Office, and by deed from

Jeffery L. King to Jeffery L King and wife, Susan C. King, of record in Book 11232, page 644, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Property taxes for 2016, which have been prorated.

2. All matters shown on the plan of record in Book 2133, page 46, said Register's Office.

This is improved property known as 2910 Ironwood Drive, Nashville, Tennessee 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 GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 8th day of September, 2016.

Jeffery L. King

Susan C. King

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 Jeffery L. King and Susan C. King, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.