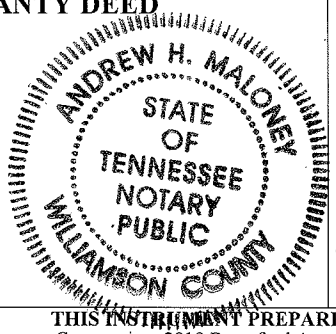
Davidson County DEEDWARR
Recvd: 10/19/16 13:52 3 pgs
Fees:18.00 Taxes:2072.00
20161019-0110602

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$560,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of October 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zane King	Pinnacle Bank	118-02-1D-002.00CO
2427 Elliott Avenue	150 3rd Avenue South, Suite 900	
Nashville, TN 37203	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martin N. Lewis and Justin L. Fields, as tenants in common,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zane King and Donna King, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. B as shown on Exhibit "B" of 2413 Elliott Cottages, a Townhouse Planned Unit Development having been established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Number 20150527-0048663, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin N. Lewis and Justin L. Fields, as tenants in common from Cecil C. Jemison, surviving tenant by the entirety by Warranty Deed on February 3, 2015, of record in Instrument Number 20150206-0011136, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 50, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20150527-0048663; 20150925-0097713 and 20150701-0063776, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2427 Elliott Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 12, 2016.

Justin Fields

Martin N. Lewis

STATE OF TENNESSEE
COUNTY OF Henry

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martin N. Lewis,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 12, 2016

My commission expires 11-21-17

Elnora Jane Rowlett
Notary Public

ELNORA JANE ROWLETT STATE OF TENNESSEE NOTARY PUBLIC HENRY CO. TN.

STATE OF TENNESSEE
COUNTY OF 11-21-17

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin L. Fields,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 12, 2016

My commission expires 11-21-17

Elnora Jane Rowlett
Notary Public

ELNORA JANE ROWLETT STATE OF TENNESSEE NOTARY PUBLIC HENRY CO. TN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.