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

BILL GARRETT, Davidson County
Trans:T20160103704 DEEDWARR
Recvd: 11/23/16 10:55 2 pgs
Fees:13.00 Taxes:643.80
20161123-0123722

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Emily Walsh
Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

02-1610-50069

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Charles L. King 839 Reeves Road Antioch TN 37013	Wilson Bank & Trust 1430 W. Main St. Lebanon, TN 37087	148-16-0-035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher H. Hardin, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles L. King, an unmarried person and Brian M. Smith, an unmarried person, joint tenants with rights of survivorship**, hereinafter called the Grantees, their 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. 204, on the Plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher H. Hardin, unmarried by deed from Ravin Mendez, married, dated November 23, 2015, recorded November 30, 2015, of record in Instrument No. 20151130-0120170, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 839 Reeves Road, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of November, 2016.

Christopher H. Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christopher H. Hardin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of November, 2016.

Notary Public
State of Tennessee at Large

My Commission expires:
11/5/19

