BILL GARRETT, Davidson County
Trans:T20160105489 DEEDWARR
Recvd: 11/30/16 15:21 2 pgs
Fees:13.00 Taxes:777.00
20161130-0125801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 28TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barry M. King, an unmarried man and Jerry King and Donna J. King, husband and wife, as joint tenants with rights of survivorship	New Owner (NAME)	05104004200
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we M Squared Investments, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barry M. King, an unmarried man and Jerry King and Donna J. King, husband and wife, as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 13 ON THE PLAN OF DALE HEIGHTS, OF RECORD IN BOOK 2330, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 75 FEET ON THE EAST SIDE OF GIBSON DRIVE AND RUNS BACK 235.7 FEET ON THE NORTH LINE AND 250.1 FEET ON THE SOUTH LINE TO A DEAD LINE, WHICH IS THE RIGHT-OF-WAY OF THE L. & N. RAILROAD AS SHOWN ON SAID PLAN, ON WHICH IT MEASURE 99 FEET.

BEING THE SAME PROPERTY CONVEYED TO M SQUARED INVESTMENTS, LLC, BY WARRANTY DEED FROM ANDREW WOODALL, UNMARRIED, OF RECORD BY INSTRUMENT NUMBER 20160624-0064428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 637 Gibson Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 28th day of November, 2016.

M Squared Investments, LLC

BY: _____
David Wayne Manning

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared David Wayne Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Managing Member of M Squared Investments, LLC, the within named bargainor, a limited liability company, and that such Managing Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of M Squared Investments, LLC as Managing Member.

Witness my hand and official seal, at Goodlettsvilles, Tennessee on this the 28th day of November, 2016.

_____
Notary Public

ALICIA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

My commission expires: May 22, 2017

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206