THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

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

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

BILL GARRETT, Davidson County
Trans: T20160108822 DEEDWARR
Recvd: 12/12/16 11:08 2 pgs
Fees: 13.00 Taxes: 728.90
20161212-0129867

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David King 8184 Whites Creek Pike Joelton, TN 37080	Peoples Home Equity, Inc 5205 Maryland Way, Suite 100 Brentwood, TN 37027	004-00-0-086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wade Werner and wife Sally Werner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jill R. King and David P. King, wife and husband,** 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:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plat of Robert Waller Property, as of record in Plat Book 4660, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wade Werner and wife, Sally Werner by Warranty Deed from Sara Elizabeth Holland and husband, Howard Christopher Holland, recorded on the 5th day of April, 2006 in Instrument No. 20060405-0038639, as re-recorded in Instrument No. 20060419-0044955, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 8184 Whites Creek Pike, Joelton, TN 37080.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2016.

Wade Werner

Sally Werner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Wade Werner and Sally Werner**, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2016.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020

Notary Public
My Commission expires:
2/25/20

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212