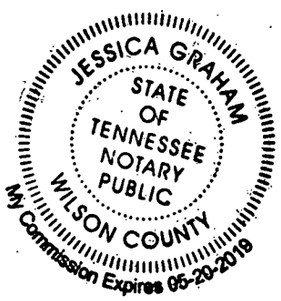
THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square W, Suite 200** **Nashville, TN 37203** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or 245,000.00 Affiant Subscribed and sworn to before me, this ___ day of December, 2016. Notary Public My Commission Expires: 5-2019

WARRANTY DEED

New Owner: William J. and Janet E. King 1608 Pakenhams Retreat Hermitage, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 075-11-0A-061.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL JASON ISBELL AND AMANDA SHIRES, HUSBAND AND WIFE**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **WILLIAM J. KING AND JANET E. KING, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled the plan of Heritage Meadows, Phase Two, of record in Plat Book 9700, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL JASON ISBELL AND AMANDA SHIRES, by deed from PATRICIA E. BRYANT, UNMARRIED, of record in Instrument No. 20140417-0032151, dated April 14, 2014, said Register's Office.

This is improved property commonly known as: **1608 Pakenhams Retreat, Hermitage, TN 37076.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

BILL GARRETT, Davidson County
Trans:T20160112327 DEEDWARR
Recvd: 12/21/16 11:11 2 pgs
Fees:13.00 Taxes:906.50
20161221-0134064

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of December, 2016.

Michael Jason Isbell

MICHAEL JASON ISBELL
By: Angela Lagersen, Attorney-in-Fact
By Angela Lagersen, Attorney in Fact

Amanda Shires

AMANDA SHIRES
By: Angela Lagersen, Attorney-in-Fact
By: Angela Lagersen Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELA LAGERSEN,** as Attorney-in-Fact for, **MICHAEL JASON ISBELL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MICHAEL JASON ISBELL**, as Attorney-in-Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2016.

Notary Public

My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELA LAGERSEN,** as Attorney-in-Fact for **AMANDA SHIRES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **AMANDA SHIRES**, as Attorney-in-Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2016.

Notary Public

My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018