WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014065 DEEDWARR
Recvd: 02/16/17 10:11 2 pgs
Fees:13.00 Taxes:1443.00
20170216-0015942

File No. TE0002608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

RWalters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 12.12.18
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Webb and August Phillips	Morgan Stanley Private Bank, NA C/O PHH Mortgage New Owners	081 11 0 459.00
(NAME)	(NAME)	
1710 12th Ave N	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eight-Nine King Development, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen N. Webb, unmarried and August Phillips, unmarried, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly half of Lot No. 121 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 121 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same premises conveyed to Eight-Nine King Development, LLC, a Tennessee limited liability company by Warranty Deed from Derrick L. Armstrong recorded the 9th day of December 2015, as Instrument No. 20151209-0124051, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1710 12th Ave N, Nashville, TN 37208

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

Witness my hand this 13th day of February, 2017.

Eight-Nine King Development, LLC

BY: _____
Tyler King, Member

Eight-Nine King Development, LLC

BY: _____
Tim King, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tyler King and Tim King, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of Eight-Nine King Development, LLC, a Tennessee LLC, the within named bargainors, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as Members.

Witness my hand this 13th day of February, 2017.

_____
Notary Public

My commission expires: 12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206