Davidson County DEEDWARR Recvd: 02/23/17 09:02 3 pgs Fees:18.00 Taxes:1516.63 **20170223-0018052** CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Carl E. Dunphy II My Commission Expires 11-5-2018 STATE OF TENNESSEE (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $409,900.00. Lee Ann Maloney Affiant Subscribed and sworn to before me, this 21st day of February, 2017. Notary Public My commission expires: 11-5-2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ryan King and Misty King	**Ryan King and Misty King**	**098-13-0C-190.00-CO**
501 Pauls Trail AKA 3824 Leona Pass	**501 Pauls Trail AKA 3824 Leona Pass**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Paul A. Moser and Patti L. Moser, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ryan King and Misty King, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Lot No. 183 on the Plan of Final Plat, Phase 5, Section 2, The Meadows of Seven Points of record in Plat at Instrument No. 20060522-0059944, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Paul A. Moser and Patti L. Moser, husband and wife by Warranty deed from Edward J. Hernandez, and wife Susan E. Hernandez of record in Instrument No. 20120514-0041488 Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on May 14, 2012.

This is improved property known as **501 Pauls Trail, Hermitage, TN 37076 AKA 3824 Leona Pass Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, shown on Plan of Final Plat, Phase 5, Section 2 The Meadows of Sevens Points of record at Instrument No. 20060522-0059977, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21 day of February, 2017.

Paul A. Moser

Patti L. Moser

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul A. Moser and Patti L. Moser, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21ST day of February, 2017.

Notary Public
My Commission Expires: 8-18-2020

RYAN ROEHRENBECK
COMM. EXP. 8-18-2020
No. 12378367
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS

SolomonParks File No. 317019

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN