WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$212,500.00~~ $215,000.00

Affiant

Subscribed and sworn to before me this 21ST day of FEBRUARY, 2017

Notary Public
My Commission expires:

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Travis Zurcher	NEW OWNER	098-01-0-064.00
5172 Roxborough Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ryan Matthew King and Misty Dawn King, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis Zurcher and Krisha Zurcher, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 20 on the plan of Roxborough, of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan Mathew King and Misty Dawn King, by deed from Janet Hill, on August 15, 2008, of record in Instrument Number 20080822-0086517, Register's Office for Davidson County, Tennessee. And further conveyed to Ryan Matthew King and Misty Dawn King by Quitclaim Deed from Ryan Matthew King, who acquired title incorrectly as Ryan Mathew King and Misty Dawn King, husband and wife. Said Quitclaim dated February 10, 2010 of record in Instrument Number 20100302-0015825, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 63, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5302, page 669, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5172 Roxborough Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20170016334 DEEDWARR
Recvd: 02/24/17 10:46 2 pgs
Fees:13.00 Taxes:795.50
20170224-0018562

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 our hands this February 21, 2017.

Ryan Matthew King

Misty Dawn King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Matthew King and Misty Dawn King** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 21, 2017

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY