BILL GARRETT, Davidson County
Trans:T20170029821 DEEDWARR
Recvd: 04/10/17 09:24 2 pgs
Fees:13.00 Taxes:869.50
20170410-0034615

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson TN

The actual consideration or value, whichever is greater, for this transfer is
~~$250,000.00~~
235,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2017.

Notary Public

My commission expires: 3/20/[illegible]

(Notary Stamp)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott Bryson Reall	**New Owner**	**Map/Parcel: 147-15-0-161.00**
531 Southcrest Drive	"	
Nashville, TN 37211	"	

FOR AND IN 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 ACKNOWLEDGE, WE,

Verner Paul King, William Mark King, Ruth Leanne (King) Mackie and Mary Lynne (King) West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott B. Reall, unmarried

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. 90 on the Plan of Whispering Hills, Sec. I, as of record in Book 2331, Pages 82, 83, and 84, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description.

Being the same property conveyed to Verner Lee King and wife, Mary D. King, by Warranty Deed, from W.F. Hader and wife, Gladys Rader, dated January 24, 1957, of record in Book 2635, Page 585, Register's Office for Davidson County, Tennessee. Verner Lee King is deceased having died on January 20, 1996. Said property being further conveyed to William Mark King, Verner Paul King, Ruth Leanne (King) Mackie and Mary Lynne (King) West, as tenants in common, by Quitclaim Deed, from Mary E. King (Mary D. King and Mary E. King are one and the same person), dated December 29, 2006, of record in Instrument No. 20070102-0000496, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2331, Pages 82-84, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2481, Page 499, Register's Office for DAVIDSON County, Tennessee.
Lifetime Lease of record in Instrument No. 20070102-0000497, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 531 Southcrest Drive, Nashville, TN 37211.

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 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/our hand(s) this 3rd day of April, 2017.

X _____
Verner Paul King

X _____
William Mark King

X _____
Ruth Leanne (King) Mackie

X _____
Mary Lynne (King) West

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Verner Paul King, William Mark King, Ruth Leanne (King) Mackie and Mary Lynne (King) West, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2017.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **170142SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027