Bill Garrett Davidson County
Batch# 12805 DEEDWARR
10/12/2017 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $640.10
20171012-0104655

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

William Gerald Downs
Affiant

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of October, 2017.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William G. Downs	Guaranteed Rate, Inc.	109 05 0D 009.00
(NAME)	(NAME)	
1529 Lincoya Bay Drive	3940 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Three Thousand And No/100 Dollars ($173,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tadd F. King, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William G. Downs, a single man**, 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:

A Certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit: Land in Davidson County, Tennessee, being Unit No. 1529 in the Cottages at Williams Bend, A private Element Horizontal Property Regime, Located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for the Cottages at Williams Bend, A Horizontal Property Regime with private elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of the cottages at Williams Bend, A private element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" of the supplementary declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

File Number: MTJ-175522FC

Being the same property conveyed to Tadd F. King, Married by Warranty Deed from Sarah V. Cason dated May 29, 2014 and recorded June 9, 2014 as Instrument No. 201406090049765, in said Register's Office for Davidson County, Tennessee.

Kerry King, with the consent of the granting spouse, Tadd F. King, joins in this conveyance, to convey any marital interest, if any, in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1529 Lincoya Bay Drive, Nashville, TN 37214

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, has 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 our hands this 10 day of October, 2017

Tadd F. King

Kerry King

File Number: MTJ-175522FC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tadd F. King, and Kerry King, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

True Copy Certification

I, Penny Y. Ray, 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 Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MTJ-175522FC