This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704302

Bill Garrett Davidson County
Batch# 24913 DEEDWARR
11/13/2017 10:40:59 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20171113-0116124

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jeffrey C. King	**New Owner**	**83-04-0-124.00**
3734 Central Ave **Nashville, TN 37205**		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vivian G. Hill, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jeffrey C. King and Tammy R. King, husband and wife,** hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2, Porter Heights, Section 6, of record in Book 2330, Page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vivian G. King, unmarried, from Rebecca M. Mays and husband, Danny Mays by Warranty Deed dated 2/21/1997, of record in Book 10358, page 119, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Vivian G. Hill,** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Vivian G. Hill,** further covenants and binds her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their/his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1222 Preston Drive, Nashville, TN 37206**.

Executed on this 21st day of September, 2017.

Vivian G Hill

Vivian G. Hill

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Vivian G. Hill,** unmarried, 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.

Witness my hand this 21st day of September, 2017.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of September,, 2017.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19