Bill Garrett Davidson County
Batch# 51528 DEEDWARR
01/25/2018 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180125-0007829

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF JANUARY, 2018,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alsisi Construction	Alsisi Construction	076 01 0 010.00
(NAME)	(NAME)	
0 Tulip Grove Rd.	2500 Murfreesboro Pke	
(ADDRESS)	(ADDRESS) Suite 103	
Hermitage, TN 37076	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anthony E. King, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Alsisi Construction**, 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:

Beginning at an iron pin in the westerly boundary of the property herein described, said pin being North 88° 0' East, 254.08 feet east of an iron pin in the easterly margin of Tulip Grove Road located 148.10 feet south of the northwest corner of the Scotts Hollow AME Benevolent Church Property of record in Book 700, page 1, Register's Office for Davidson County, Tennessee; thence North 6° 22' East, 232.97 feet to an iron pin; thence South 82° 51' East, 385.65 feet to a large cedar with orange paint; thence South 6° 17' West, 1159.06 feet to an iron pin set by a flagged corner post; thence North 83° 13' West, 387.16 feet to an iron pin by a corner post; thence North 6° 22' East, 878.56 feet to the, point of beginning, containing 10.29 acres, more or less.

There is likewise conveyed unto the Grantees by Decree of Part I of the Chancery Court for Davidson County, Tennessee, of record in Minute Book 235, page 691, as corrected in Minute Book L36, page 147, an easement for ingress and egress to the aforementioned property over the lands of Scotts Hollow AME Benevolent Church, said easement being 15 feet in width and having a centerline which begins on the easterly margin of Tulip Grove Road 155.60 feet South of the northwest corner of the property owned by Scotts Hollow AME Benevolent Church of record in Book 700, page 1, Register's Office for Davidson County, Tennessee, and runs from said point North 88° 0' East, 254.08 feet to a point in the westerly boundary of the 10.29 acre tract.

File Number: FRN-175893SSO

The aforementioned property is encumbered on its westerly boundary by a cemetery approximately 100 by 125 feet as well as an easement for ingress and egress thereto.

Being the same property conveyed to Anthony E. King, unmarried by Warranty Deed from Jessie L. Starks, unmarried, by my attorney in fact, Patricia Starks Kilcrease and Carol S. Batey, a one-half undivided interest dated October 4, 2011 and recorded October 7, 2011 as Instrument No. 201110070078181, in said Register's Office for Davidson County, Tennessee.

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 0 Tulip Grove Rd., Hermitage, TN 37076

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 24th day of January, 2018

Anthony E. King

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Anthony E. King, an unmarried man, 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 24th of January, 2018.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-175893SSO

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (if on paper)

