Bill Garrett Davidson County
Batch# 54938 **DEEDWARR**
02/05/2018 11:40:37 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20180205-0011421

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 24th day of October , A.D., 2017 , by and between

Bradley Lowell, an unmarried person

First Parties, and

John T. King and Victoria King, husband and wife and Eli King, an unmarried man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of---------- One and NO/100 ----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 614 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151106-0113147 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

THIS BEING THE SAME PROPERTY CONVEYED TO BRADLEY LOWELL, A SINGLE PERSON, BY DEED FROM KURIO PROPERTIES, INC., DATED 10/11/2016 AND RECORDED ON 10/17/2016 IN INSTRUMENT NO, 20161017-0109213, REGISTER'S OFFICE, DAVIDSON COUNTY.

OWNER:

John T. King

616 Benton Avenue

Nashville, TN 37204

RESPONSIBLE TAXPAYER:

SAME AS NEW OWNER

CLT # 105-11-0Q-001.00

MR-BRI-8309972

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Bradley Lowell x _____

Bradley Lowell

✓STATE OF Pennsylvania

✓COUNTY OF Montgomery

Personally appeared before me, Bradley Lowell An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of October, 2017.

✓ Darcy L. Schneidinger

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Darcy L. Schneidinger, Notary Public
Upper Gwynedd Twp., Montgomery County
My Commission Expires Aug. 4, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: ✓ August 4, 2020

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 460,000.00.

Affiant

STATE OF TN, COUNTY OF Williamson

Subscribed and sworn before me this the 31 day of January, 2018.

Signature of Notary Public

Notary Seal

April G Nichols

Printed Name of Notary

6-30-2019

Commission Expiration



MR-BRI-8309972