Bill Garrett Davidson County
Batch# 59946 DEEDWARR
02/16/2018 01:42:21 PM 2 pgs
Fees: $13.00 Taxes: $3,474.30
20180216-0015344

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $939,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2018

Notary Public

My commission expires: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelly King and Roger King, wife and husband	**First Tennessee Bank,**	**131-03-4A-004.00 CO**
4241 Belmont Park Terrace	**511 Union St., Ste. 400,**	
Nashville, TN 37215	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JASON BAILEY NEEDHAM AND JESSICA NEEDHAM, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KELLY KING AND ROGER KING, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit D as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Belmont Park Cottages of record in as Instrument No. 20140624-0054985 and amended by Instrument No. 20140624-0054986 and Amendment No. 2 of record in Instrument No. 20141113-0104969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JASON BAILEY NEEDHAM, UNMARRIED, by deed from KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150603-0051805, dated May 29, 2015, said Register's Office. Jason Bailey Needham is now married to Jessica Needham.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4241 Belmont Park Terrace, Nashville, TN 37215.

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and

Witness my/our hand(s) this 13th day of February, 2018.

JASON BAILEY NEEDHAM

JESSICA NEEDHAM

State of Tennessee)
County of Davidson)

On this 13th day of February, 2018, before me personally appeared, **JASON BAILEY NEEDHAM AND JESSICA NEEDHAM, HUSBAND AND WIFE,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY