WARRANTY DEED

Bill Garrett Davidson County
Batch# 84298 DEEDWARR
04/24/2018 01:53:56 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20180424-0038581

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$240,000.00 Angie Horgenheide
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF April,2018
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 119
Gabrahm Vitek 72 Jonell Drive Nashville, Tennessee 37210	new owner	GROUP 02 0 PARCEL 201.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mark W. King and wife JoAnne King

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gabrahm Vitek and Crystal Kline, husband and wife, as joint Tenants

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:

Being Lot No. 151 on the Plan of Sterling Heights, Section 5, as of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark W. King and JoAnne King by deed from Wilson & Associates PLLC, of record in Instrument No 20120405-0029232, Register's Office for said County, dated April 3, 2012, and Recorded on April 5, 2012.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **72 Jonell Drive, Nashville, Tennessee 37210**.

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, have 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 my hand and official seal at office this 20th day of April, 2018.

Mark W. King

JoAnne King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark W. King and JoAnne King, with whom I am personally acquainted, (or who 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, at office, this 20th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Tennessee Title Services, LLC
City Park II
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027