THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34204-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me this 8th day of June, 2018. Notary Public My Commission Expires:

APRIL GRISHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES JANUARY 29, 2020

WARRANTY DEED

Address New Owner: Kevin King, Melissa King 1406 Sigler Street Nashville, TN 37203	**Send Tax Bills To:** **Flagstar Bank** **PO Box 7026** **Troy, MI 48007-7026**	**Tax Information:** Map and Parcel No.: 093 13 0 234 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Arthur C. Mader and wife, Mary Alice Mader, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Arthur C. Mader** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Lee King and Melissa King, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1406 Sigler Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 102636 **DEEDWARR**
06/11/2018 09:21:42 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50

20180611-0055537

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2018.

Arthur C. Mader

Mary Alice Mader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arthur C. Mader and Mary Alice Mader, 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 8th day of June, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 9 in Sigler's Addition to Nashville, Tennessee, a plan of which is of record in Plan Book 1, page 4, Chancery Court of Davidson County, Tennessee.

Said westerly one-half of said Lot No. 9 fronts 50 feet on the northerly side of Sigler Street and extends back northwardly between parallel lines 175 feet to an alley.

Being part of the same property conveyed to Arthur C. Mader, unmarried by Quitclaim Deed dated August 7, 2000 from Buchanan Livingston Mader, unmarried of record in Instrument No. 20000821-0082418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 093 13 0 234 00.
2. All matters appearing on the Plan of record as Book 1, page 4, Chancery Court for Davidson County, Tennessee.