Bill Garrett Davidson County
Batch# 105189 DEEDWARR
06/15/2018 10:36:26 AM 2 pgs
Fees: $13.00 Taxes: $416.25
20180615-0057703

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0207M

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2018

Notary Public
Commission Expires: 3/23/21

MELODY P. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
EMS Investing, LLC 1017 Hunts Lane Hendersonville, TN 37075	NEW OWNER	065-09-0-006.00

WARRANTY DEED

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, I,

David Dale King, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EMS Investing, LLC, a Tennessee limited liability company

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

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two, Sherwood Forest, of record in Book 4300, Page 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 75.00 feet on the westerly margin of Big Horn Drive and extends back between parallel lines 140.00 feet to a dead line in the rear.

BEING the same property conveyed to David Dale King by Quitclaim Deed from Ridawn Rae King, dated 1/15/01 and recorded 2/27/01 in Instrument Number 20010227-0018116; and the same property previously conveyed to David Dale King, an unmarried person, by Quitclaim Deed from Jo Ann Hodges, an unmarried person, dated 6/29/95 and recorded 6/30/95 in Book 9717, Page 733; and previously conveyed to David Dale King and Jo Ann Hodges, as joint tenants with right of survivorship, by Warranty Deed from Theresa McWhorter Mangrum, and husband, Anthony Mangrum, dated 7/9/93 and recorded 7/19/93 in Book 9017, Page 27, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4876 Big Horn Drive, Old Hickory, TN 37138.

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, its heirs and assigns forever; and I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to

the said GRANTEES, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of June, 2018.

David Dale King

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

David Dale King

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of June, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY