RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810609

ELIZABETH ANN ELCOX
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 18, 2020

WARRANTY DEED

Pt-to:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE (OR) Arizona
COUNTY OF DAVIDSON (OR) maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Hayley King
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018.

Elizabeth Ann Elcox
NOTARY PUBLIC

My commission expires: 1-18-2020

ELIZABETH ANN ELCOX
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 18, 2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael J. Miroslaw 1721 Timber Point Nashville, TN 37214,	Same address as new owner	108 16 0A 039.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAYLEY KING, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL J. MIROSLAW, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Final Plat Timber Ridge, as shown on plat of record in Instrument No. 20040113-0005330 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being that same property conveyed to Hayley King, an unmarried woman by deed from Gene E. Kemmerer and Mary E. Kemmerer, husband and wife, dated July 27, 2015 and recorded at Instrument No. 20150827-0087061, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1721 Timber Point, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Bill Garrett Davidson County
Batch# 107766 DEEDWARR
06/25/2018 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20180625-0060846

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of June, 2018.

Hayley King
HAYLEY KING

STATE OF ~~TENNESSEE~~ EAE Arizon
COUNTY OF ~~DAVIDSON~~ EAE Maricopa

Personally appeared before me, a Notary Public, Hayley King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of June, 2018.

Elizabeth Ann Elcox
Notary Public

ELIZABETH ANN ELCOX
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 18, 2020

Elizabeth Ann Elcox
Printed Notary Name

My commission expires: 1-18-2020

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/9/19

