THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: ~~$290,000.00~~ $290,750.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2018. Notary Public My Commission Expires: 12/15/21

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

Bill Garrett Davidson County
Batch# 107818 DEEDWARR
06/25/2018 10:55:44 AM 2 pgs
Fees: $13.00 Taxes: $1,075.78

20180625-0060943

WARRANTY DEED

Address New Owner: Molly Hornbuckle and Arthur Leago 707 Currey Road Nashville, TN 37217	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 119-08-0-068.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMIAH KING, MARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MOLLY HORNBUCKLE, AN UNMARRIED WOMAN, AND ARTHUR LEAGO, AN UNMARRIED MAN,** as joint tenants with rights of survivorship ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Section 1, Glencliff Estates, of record in Plat Book 1130, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEREMIAH KING, by deed from JILL M. MOORE AND ROBERT L. MOORE, WIFE AND HUSBAND, of record in Instrument No. 20141107-0103320, dated November 6, 2014, said Register's Office.

The spouse of Jeremiah King was not required to convey her marital interest to this property due to it being investment property and no homestead rights.

This is improved property commonly known as: **707 Currey Road, Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of June 2018.

Jeremiah King

By: Stacy King as Attorney-In-Fact

JEREMIAH KING
By: Stacy King as Attorney-In-Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **STACY KING,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained and who acknowledged the execution of the within instrument on behalf of **JEREMIAH KING**, as Attorney-in-Fact, for the purposes therein contained.

Witness my hand and official seal at office this 20th day of June, 2018.

Notary Public

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020