Prepared By: Rachel Flores
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
JEFFREY L. KING
1904 SEASONS LAKE CT
ANTIOCH, TN 37013-4976

Send Tax Bills To New Property Owner:
JEFFREY L. KING
1904 SEASONS LAKE CT
ANTIOCH, TN 37013-4976

Bill Garrett Davidson County
Batch# 121437 DEEDWARR
07/27/2018 11:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180727-0073433

WARRANTY DEED

PARCEL NUMBER: 150 12 0A 051.00

THIS INDENTURE, made this 9 day of July, 20 18, by and between JEFFREY L. KING, AN UNMARRIED MAN WHO ACQUIRED TITLE AS JEFFREY L. KING, MARRIED JOINED BY HIS FORMER SPOUSE JILL KING, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and JEFFREY L. KING AN UNMARRIED MAN , as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ten Dollars ($ 10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 725 ON THE FINAL PLANNED UNIT DEVELOPMENT OF SOMERSET, PHASE IV, OF RECORD IN BOOK 7900, PAGES 978-979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

APN: 200506060063865

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. KING, MARRIED BY DEED FROM LARRY E. ROBERTS AND WIFE, SHIFFAWN BRADLEY ROBERTS RECORDED 06/06/2005 IN INSTRUMENT 200506060063865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

Witness 2

JEFFREY L. KING

JILL KING

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey L. King & Jill H. King, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16th day of July, 2018.

My Commission Expires

CONNIE P GILBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Connie P. Gilbert
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Jeffrey L. King
JEFFREY L. KING

Witness 2

~~JILL KING~~

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey L. King, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9 day of July, 2018.

My Commission Expires: 09/07/2020 Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

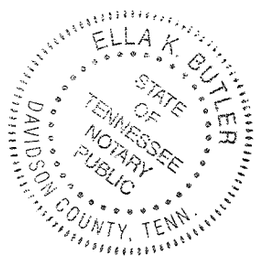
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Jeffrey L. King

Sworn to and subscribed before me

this 9 day of July, 2018.

My Commission Expires: 09/07/2020 Ella K. Butler
Notary Public



True Copy Certification

I, Bianca Williams, do hereby make oath that I am a licensed 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.

Bianca Williams
Signature

State of Texas

County of Collin

Personally appeared before me, Katherine Witt, a notary public for this county and state, Bianca Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019