WARRANTY DEED

31715

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of August, 2018

Notary Public

My Commission Expires: June 21, 2022

LESLIE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 127383 DEEDWARR
08/10/2018 09:03:51 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180810-0079004

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
VICENTE MOTA AND CARMEN MOTA	"NEW OWNER"	162-03
(NAME) 293 Bart Drive	(NAME)	162.00
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARY E. KING, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VICENTE MOTA AND CARMEN MOTA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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. 270 on the Plan of Antioch Park, Section 5, of record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to REYNOLD E. KING AND MARY E. KING, HUSBAND AND WIFE, by Deed from JESSE J. TEAL, JR., AND WIFE, JANE E. TEAL, of record in Book 9720, Page 313, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Reynold E. King died on April 23, 2018 and title vested in Mary E. King, as surviving tenant by the entirety.

THIS conveyance is subject to Restrictive Covenants of record in Book 4562, Page 949, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **293 Bart Drive, Nashville, TN, 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, my hand, this 3rd day of August, 2018.

Mary E King

MARY E. KING

STATE OF GEORGIA)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY E. KING**, the bargainor(s), 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 official seal at Marietta/Cobb Georgia, this 3 day of August, 2018.

My Commission Expires: 9/15/19

Natalie Meeks
Notary Public

NATALIE MEEKS
NOTARY
Comm. Exp.
GEORGIA
Sept. 15, 2019
PUBLIC
COBB COUNTY, GA