WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144003 DEEDWARR
09/21/2018 03:16:29 PM 2 pgs
Fees: $13.00 Taxes: $222.00

20180921-0093975

O-VRE-18-00

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walker Holding Group, LLC	new owner	
(NAME) **2817 West End Avenue, #126-256**	(NAME)	**060-13-0-027.00 AND 060-13-0-028.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL KING, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALKER HOLDING GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 44 and 43 on the Plan of J.B. Haynie's Dudley Belle Plan of record in Plat Book 57, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael King by Warranty deed from Dillard Investments, L.P., A Tennesse Limited Partnership of record in Instrument No. 20160829-0090297 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 2, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Haynie Ave. (Parcels 060-13-0-027.00 & 060-13-0-028.00), Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 7th DAY OF SEPTEMBER, 2018.

Michael King by Will Grones, attorney in fact
Michael King by Will Grones, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Grones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL KING, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL KING.

Witness my hand and official seal, this the 7th of September, 2018.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212