WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155064 DEEDWARR
10/30/2018 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20181030-0107271

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019

(AFFIX SEAL)

NENIKA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maruti Real Estate LLC	Maruti Real Estate, LLC	
(NAME)	(NAME)	10808021200
1309 Timber valley Dr.	1309 Timber valley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert David King and wife, Francisca A King** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maruti Real Estate LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 243 B on the Plan of Zone Lot Division of Lots 241, 242 and 243, Section 2, Larchwood, of record in Plat Book 5800, Page 195, Register's Office for said County, to which reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 3214 Trails End Lane, Nashville, TN 37214

Being the same property conveyed to Robert David King and Francisca A. Brown by virtue of that certain Warranty Deed dated August 30, 2004, and being of record at Instrument No. 20040920-0112470 in the Register's Office of Davidson County, Tennessee.

Francisca A. Brown is now married to Robert David King and is now known as Francisca A. King

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3214 Trails End Lane Nashville, TN 37214 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 hand this 31st day of October, 2018.

Robert David King

Francisca A King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert David King and Francisca A King**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-19