STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $482,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of November, 2018.

NOTARY PUBLIC

My commission expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 158231 DEEDWARR
11/09/2018 03:44:43 PM 2 pgs
Fees: $13.00 Taxes: $1,783.40

20181109-0111263

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Scott August King (NAME)	REPUBLIC STATE MORTGAGE (NAME)	092080C00200CO
1958 Kentland Place (ADDRESS)	2708 OLD ROSEBUD RD, STE 100 (ADDRESS)	
Snellville, GA 30078	LEXINGTON, KY 40509	

Warranty Deed

For and in Consideration of the sum of $482,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Calvit Ratcliffe, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Scott August King, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 507 DB Todd, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161206-0127694, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Calvit Ratcliffe by deed from Devan McLish, of record in Instrument No. 20170112-0003498, said Register's Office.

This property is __unimproved _X_improved property known as: 507B Dr. DB Todd Jr. Blvd, Nashville, TN 37203.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of November, 2018.

Calvit Ratcliffe

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Calvit Ratcliffe, the herein bargainor, 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, this the 5th day of November, 2018.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122