Karen Y Johnson Davidson County
Batch# 170810 DEEDWARR
12/05/2018 02:26:05 PM 2 pgs
Fees: $13.00 Taxes: $573.13
20181205-0118691

WARRANTY DEED

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
$154,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November,2018.

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

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 70
Kipkosgei C. Magut	new Owner	GROUP 7
2625 Old Buena Vista Road		PARCEL 1.00
Nashville, Tennessee 37218	_____, ____ _____	

For and in 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, we,

Mark King, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kipkosgei C. Magut, a married man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being part of Lots Nos. 6 and 7 on the unrecorded plan of the subdivision of the J.S. Spurlock Lands, described partly according to a survey made by Z.J. Wilkinson, surveyor, June 17, 1963, as follows:

Beginning on the westerly margin of Old Buena Vista Road at the northeast comer of the property conveyed to John E. Keeton and wife, by deed from M.H. Webb and wife, of record in Book 3643 page 124, Register's Office for said County; thence with said Keeton's northern boundary line South 41 deg. 45 minutes West 498 feet; thence North 14 deg. 15 minutes West 58 feet; thence North 45 deg. 45 minutes East 465 feet to the westerly margin of Old Buena Vista Road; thence with same southerly 50 feet to the beginning.

Being the same property conveyed to Mark King by Quitclaim Deed from 1 Public Homes, LLC, a Tennessee limited liability corporation, dated April 5, 2018, of record in Instrument No 20180409-0033137, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2625 Old Buena Vista Road, Nashville, Tennessee 37218.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 30th day of November, 2018.

Mark King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark King, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES 18-2625