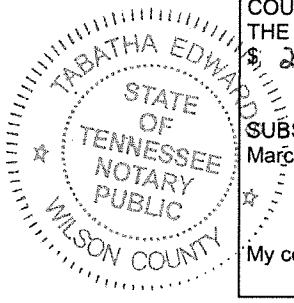
Karen Johnson Davidson County
Batch# 204917 DEEDWARR
03/12/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20190312-0022615



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 293,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of March, 2019.

NOTARY PUBLIC

My commission expires: 11-5-19

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Trevor Holden and Emma Holden	New Owner	075110A06100CO
(NAME)	(NAME)	
1608 Pakenhams Retreat		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $286,000.00 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 **William J. King and Janet E. King, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Trevor Holden and Emma Holden, husband and wife**, 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 Lot(s) 32, as shown on the map entitled the plan of Heritage Meadows, Phase Two, of record in Plat Book 9700, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. King and Janet E. King, husband and wife by deed from Michael Jason Isbell and Amanda Shires, husband and wife, dated December 16, 2016 and recorded as Instrument No. 20161221-0134064, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1608 Pakenhams Retreat, Hermitage, TN 37076.

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 premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of March, 2019.

William J. King by Jordan Leaver, Attorney in fact
William J. King by Jordan Leaver, Attorney in Fact

Janet E. King by Jordan Leaver, Attorney in fact
Janet E. King by Jordan Leaver, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Jordan Leaver**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **William J. King** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **William J. King,** and is authorized by **William J. King** to execute this instrument on his/her behalf.

Witness my hand and official seal, this the 11th day of March, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Jordan Leaver**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Janet E. King** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Janet E. King,** and is authorized by **Janet E. King** to execute this instrument on his/her behalf.

Witness my hand and official seal, this the 11th day of March, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)