This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3831

Karen Johnson Davidson County
Batch# 205211 DEEDWARR
03/13/2019 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $743.70
20190313-0023001

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $201,000.00

Affiant

TAMMY TANNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-21-2022

Subscribed and sworn to before me, this the 12th day of March, 2019

Notary Public
My Commission Expires: 6-21-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
C. Elliott Croy 166 Jacksonian Drive Hermitage, TN 37076	NEW OWNERS	74-8-15.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anthony Michael King, a married man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **C. Elliott Croy, a single person** hereinafter called the Grantee(s), 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. 836 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee.

Beginning with a point in the Southerly margin of Jacksonian Drive; thence in a Southerly direction 170.1 feet to a point; thence in an Easterly direction 105.78 feet to a point in the Westerly margin of Bonnamere Drive; thence along said margin 138.4 feet to a point which is the beginning of a curve 38.32 feet in a Northwesterly direction to a point in the Southerly margin of Jacksonian Drive; thence along said margin 67.2 feet in a Westerly direction to the beginning.

Being the same property conveyed to Anthony Michael King, a married person by Trustee's Quitclaim Deed from Michael M. Castellarin, Public Trustee for Metropolitan Nashville and Davidson County, Tennessee, in his capacity as the Trustee of the James R. King Revocable Trust, which was restated on July 10, 2012, and amended on May 6, 2013, and which was previously identified as the King Joint Revocable Living Trust Agreement u/a/d February 6, 1997, deed dated January 31, 2019, recorded January 31, 2019, of record in Instrument No. 20190131-0009321, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **166 Jacksonian Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2019.

GRANTOR:

Anthony Michael King

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Clarke

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Michael King, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of March, 2019.

Michelle Cobb
NOTARY PUBLIC
Heard County, GEORGIA

Notary Public
My Commission expires: 10/22/20

201903130023001

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY