Karen Johnson Davidson County
Batch# 240168 DEEDWARR
06/07/2019 08:59:09 AM 3 pgs
Fees: $18.00 Taxes: $2,379.10
20190607-0054498

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 815235 448480-001122 Kay Long	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 643,000.00 Affiant Subscribed and sworn to before me, this the 30th day of May, 2019. Notary Public My commission expires: _____ (Affix Seal)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Paul S. Augustyniak, Trustee 132 D Woodmont Blvd ~~Nashville, TN 37205~~	NAME: NEW OWNER
STREET ADDRESS:	STREET ADDRESS:
MAP & PARCEL NO.: 116-03-ON-004.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward D. King and Tracey L. Wilbourn, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Paul S. Augustyniak, Trustee of the Paul S. Augustyniak Trust, Established by the Revocable Trust Agreement of Paul S. Augustyniak dated March 6, 2003, as amended and restated on August 14, 2017, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 132D Woodmont Boulevard, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 18th day of February, 2019.

x _____
Edward D. King

x _____
Tracey L. Wilbourn

State of Tennessee } ss
County of Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Edward D. King, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 18 day of February, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JULIE A BRUNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Julie A. Bruner
Notary Public
My commission expires 6/21/2020

State of Tennessee } ss
County of Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tracey L. Wilbourn, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 18 day of February, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JULIE A BRUNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Julie A. Bruner
Notary Public
My commission expires 6/21/2020

Exhibit A

Land in Davidson County, Tennessee, being Unit D, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages of Woodmont Boulevard of record in Instrument No. 20130710-0071438 and First Amendment recorded in Instrument No. 20160616-0061057, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward D. King, a married man by Warranty deed from IRA Innovations, LLC f/b/o Charles Cline, IRA of record in Instrument No. 20150512-0043523 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 12, 2015. (Value of consideration shown in aforementioned deed $559,000.00.)

Being the same property conveyed to Edward D. King and Tracey L. Wilbourn, husband and wife by Quit Claim deed from Edward D. King, a married man of record in Instrument No. 20160218-0015568 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 18, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 132D Woodmont Blvd. Nashville, Tennessee 37205.