Karen Johnson Davidson County
Batch# 278139 DEEDWARR
08/30/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,532.50
20190830-0088031

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1963

KATHLEEN WILLIAMS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,190.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of August, 2019

Notary Public

Commission Expires: 5-23-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
William M. Hickman and Cass H. Hickman 2023 Benjamin Sreet Nashville, TN 37206	CapStar Bank 2002 Richard Jones Rd Suite A300 Nashville, TN 37215	072050F00500CO

WARRANTY DEED

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,

Richard C. King and Melissa King, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William M. Hickman and Cass H. Hickman, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 1, of Trinity Lane Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Trinity Lane Townhomes, of record in Instrument Number 20170612-0058341 and amended in Instrument No. 20190215-0014155, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Trinity Lane Townhomes, set forth in Exhibit "C" of said Declaration for the location of the Units described therein.

Being the same property conveyed to Richard C. King and Melissa King, husband and wife by Warranty deed from Urban Properties, LLC of record in Instrument No. 20190513-0044964 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019. Scrivener's Affidavit of record at Instrument No. 20190517-0046750.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1027 East Trinity Lane #1, Nashville, TN 37216

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

Dated this the 29th day of August, 2019.

Richard C. King

Melissa King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard C. King and Melissa King** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of August, 2019.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5-22-23

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022