Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0551

Karen Johnson Davidson County
Batch# 288608 DEEDWARR
09/19/2019 03:35:50 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190919-0095447

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2019

Notary Public

Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy Ryan Lee and Sarah Lee 2609 Mountain Laurel Drive Antioch, TN 37013	~~New owners~~	149-06-0-045.00

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, I/WE,

David B. King and wife, Linda King

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

Timothy Ryan Lee and Sarah Lee, 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 Lot No. 55 on the Plan of Pebble Creek, Section 5-A of record in Book 5210, Page 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David B. King and wife, Linda King by Warranty Deed from Judy A. Marciel, unmarried of record in Book 8367, Page 61, Register's Office for Davidson County, Tennessee, dated May 24, 1991 and recorded on June 05, 1991.

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: 2609 Mountain Laurel Drive, Antioch, TN 37013

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~U-ELAM-19-2609~~

Dated this the 16th day of September, 2019.

David B. King

Linda King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David B. King and Linda 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 16th day of September, 2019.

CHRIS MULE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 4-13-20