WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 7161 Bishop Road Suite 250 Plano, TX 75024 821417 2019-20774 Terry Chandler	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $ 269,000.00 Affiant Subscribed and sworn to before me, this the 25 day of September, 2019. Notary Public My Commission expires: 8/22/22 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Damian Joseph King Tori Nicole King	NAME: Gold Star Mtg. Financial Group, Corporation
STREET ADDRESS: 1326 Sula Dr.	STREET ADDRESS: 100 Phoenix Dr., Ste. 300
MAP & PARCEL NO.: 086-12-0B-035.00-CO	Hermitage, TN 37076 Ann Arbor, MI 48108

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, Andrew R. Gerbsch and Allison R. Gerbsch, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Damian Joseph King and Tori Nicole King, husband and wife

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 the Exhibit "A"

This is improved property known as: 1326 Sula Drive, Hermitage, TN 37076

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.

Karen Johnson Davidson County
Batch# 292870 DEEDWARR
09/30/2019 08:52:20 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20190930-0098910

WITNESS MY/OUR SIGNATURE(S) THIS 5th day of July, 2019.

x _____
Andrew R. Gerbsch

x Allison R. Gerbsch
Allison R. Gerbsch

State of Tennessee } ss
County of Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andrew R. Gerbsch, 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 5th day of July, 2019.

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

BRITTANY CRAIN-HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Brittany Crain-Hutchison
Notary Public
My commission expires 12-08-19

State of Tennessee } ss
County of Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Allison R. Gerbsch, 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 5th day of July, 2019.

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

BRITTANY CRAIN-HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Brittany Crain-Hutchison
Notary Public
My commission expires 12-08-19

FRS File No.: 821417 Customer File No.: 2019-20774 Andrew R. Gerbsch

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 35 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register' s Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Southeastern Development Enterprise LLC by Warranty deed from The Estate of Bessie Lee Edwin, Davidson County Probate Court Docket Number 10P1607, by Marilyn B. Bryant Co-executor and Al C Ewin Jr., Co-Executor, Mary V. Ewin, Doyle A. Brooks, Dorothy C. Mitchell, Alma L. Stinson, George W. Brooks, Carrie B. Washington, James Carolyn Brooks, By Al Ewin, Jr., Attorney in Fact of record in Instrument No. 20140613-0051741 Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 13, 2014.

Being the same property conveyed to Andrew R. Gerbsch and Allison R. Gerbsch, husband and wife by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171004-0101591 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 04, 2017 and Scrivener's Affidavit recorded on October 10, 2017, Instrument No. 20171010-0103801.