# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

O-CR-19-2728

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Dignity, LLC, a Tennessee Limited Liability Company** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **1048 Singing Springs Road** | | **060-14-0-005.00**<br>**060-14-0-006.00**<br>**060-14-0-007.00** |
| (ADDRESS) | (ADDRESS) | |
| **Mount Juliet, TN 37122** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL KING, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot Nos. 23, 24, and 25, of the Map of J. B. Haynie's Dudley Bell Plan, as of record in Book 57, Page 167, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Michael King by Warranty deed from Dillard Investments, L.P. a Tennessee limited partnership of record in Instrument No. 20160829-0090297 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 29, 2016.

Karen Johnson Davidson County
Batch# 319992 **DEEDWARR**
11/26/2019 08:51:13 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20191126-0121971

This conveyance is subject to:

- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.
- Subject to that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 10193, Page 989, recorded September 17, 1996, Register's Office of Davidson County. (Lot 25)
- Subject to that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 10193, Page 995, recorded September 17, 1996, Register's Office of Davidson County. (Lot 24)
- Subject to that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 10193, Page 992, recorded September 17, 1996, Register's Office of Davidson County. (Lot 23)
- Subject to Easement for sewer/storm drainage of record in Book 8059, page 384, and Book 8059, Page 390, Register's Office of Davidson County, Tennessee. (as to Lot 25).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2728 Brick Church Pike, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18 DAY OF NOVEMBER, 2019.

Michael King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212