This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Karen Johnson Davidson County
Batch# 340271 DEEDWARR
01/08/2020 10:24:08 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20200108-0002588

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Affiant

Sworn to and Subscribed before me on this the 7 day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 3-9-2020

Candace Y. Burnette State of Tennessee Notary Public Williamson County My Commission Expires March 9, 2020

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
KE Holdings, LLC	Same	131-15-0-079.00
1206A Linden Ave		
Nashville, TN 37212		

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, **Hilda K. Vaughan and David H. King**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **KE Holdings, LLC, a Mississippi limited liability company**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the west margin of Granny White Pike at the corner of Lots 14 and 15; thence with the line between said Lots westerly 275 Feet to a point; thence northerly 170.8 feet to the south margin of Goodloe Drive; thence with the margin of said Drive easterly 250.9 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the westerly margin of Granny White Pike; thence with the margin of the same, southerly 130.1 feet to the point of beginning.

Being the same property conveyed to Grady King and wife, Effie C. King by Warranty Deed from J.M. Medlin & Company (a Tennessee Corporation), on 09/12/1962, of record in Book 3433, page 491, and being further conveyed to Hilda K. Vaughan and David H. King with a life estate unto Grady King and wife, Effie C. King and to the survivor of them as long as either may live by Quit Claim Deed with Reservation of Life Estate dated 01/08/2003 from Grady King and wife, Effie C. King of record in Instrument 20030122-0008719, Register's Office for Davidson County, Tennessee. The said Grady King having since died on 11/22/2007 and the said Effie C. King having since died on 03/31/2007, terminating the Reservation of Life Estate.

This is the same description as the previous deed of record.

This is improved property known as 4811 Granny White Pike, Nashville, Tennessee 37220.

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 do 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 except for (1.) 2020 Davidson County Taxes are a lien but not yet due and payable; (2.) Subject to any and all matters as recorded on a Plat of record in Book 1424, page 140; and (3.) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions, of record in 1812, page 478; all in the Register's Office for Davidson County, Tennessee.

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

The subject property is not and has never been the residence of Hilda K. Vaughan or David H. King; therefore, the joinder of their spouses in the conveyance is unnecessary.

Witness our hands this 7th day of January, 2020.

Hilda K. Vaughan — **Hilda K. Vaughan**

David H. King — **David H. King**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Hilda K. Vaughan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2020.

Candace Y. Burnette

NOTARY PUBLIC
My Commission expires: 3-9-2020

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires March 9, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **David H. 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 such person executed the within instrument for the purposes therein contained.

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