THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123685**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2020. Notary Public My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rockland W. King, III and Allison K. King 218 Woodmont Circle Nashville TN 37205	New Owner Pinnacle Bank 1125 Ocean Ave Lakewood, NJ 08701	Tax Parcel ID No. 116-08-0-035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher T. Nelson and Kristen L. Nelson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rockland W. King, III and Allison K. King, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7 , as shown on the map entitled A Resubdivision of Lots No . 29 to 34 and Lots No. 49 to 54 Inclusive in the Kenner Manor Land Company's 2nd Subdivision, of record in Plat Book 547, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER T. NELSON and KRISTEN L. NELSON, HUSBAND AND WIFE, by deed from DONNA M. GLASSFORD, of record in Instrument No. 20110504-0034177, dated April 25, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-08-0-035.00.

Matters shown on the Plan of record in Plat Book 547, page 134, said Register's Office.

This is improved property located at 218 Woodmont Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Karen Johnson Davidson County
Batch# 365533 DEEDWARR
03/02/2020 09:29:33 AM 2 pgs
Fees: $13.00 Taxes: $3,570.50
20200302-0022844

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2020.

Christopher T. Nelson

Kristen L. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher T. Nelson and Kristen L. Nelson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022