PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 415349 DEEDWARR
06/16/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200616-0061715

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60988
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Zachary King Moore Amber Moore 1236 Riverbirch Way Hermitage, TN 37076	**F & M Bank** **10 Cadallic Dr, Ste 100** **Brentwood, TN37027**

TAX MAP PARCEL NUMBERS: 097020A19600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael King, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary King Moore and Amber Moore, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No, 196 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael King, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on February 5, 2013, of record in Instrument No. 20130205-0011666, Register's Office for Davidson County, Tennessee.

Brittany King, spouse of Michael King, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 202, and subsequent years; The Plan of record in Instrument No. 20120510-0040662, said Register's Office, shows an owner's certificate, a minimum building setback line and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557; Instrument No. 20140424-0034613; and, Instrument No. 20170906-0091483, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20090109-0002452, said Register's Office. Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No 20100301-0015327, said Register's Office.

This is improved property, known as 1236 Riverbirch Way, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2020.

Michael King

Brittany King

State of Tennessee

County of Davidson

On this 1st day of June, 2020, before me the undersigned authority, personally appeared Michael King and Brittany King, 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 acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2020.

Notary

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON