This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10436-SM

Karen Johnson Davidson County
Batch# 558533 DEEDWARR
01/21/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210121-0009250

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Lauren Weber
Affiant

Subscribed and sworn to before me, this the 21st day of January, 2021.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vertical Infill, Inc. P.O Box 131564 Carlsbad, CA 92013	LendingHome Funding Corporation 2 Allegheny Center, Nova Tower 2 Ste 200 Pittsburg, PA 15212	083-08-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Warren Garland King, Jr., married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Vertical Infill, Inc., a California Corporation**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Rosewood Heights, Section III of record in Book 2133, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Warren G. King and wife, Mary G. King, by Warranty Deed from Edward N. Pennington and wife, Rose L. Pennington, of record in Book 2296, Page 374, Register's Office for Davidson County, Tennessee, dated August 30, 1954 and recorded on September 21, 1954. Warren G. King having since died on May 30, 2016, leaving Mary G. King as the surviving tenant by the entirety. Mary G. King having since died testate on August 18, 2018 and devised the residue of her estate to Warren Garland King, Jr., and James Gaither King. James Gaither King predeceased Mary G. King, having died on February 20, 2018. Warren Garland King, Jr. is the sole surviving devisee under the will of Mary G. King, which is attached to that certain Affidavit of Heirship, of record in Instrument No.**202101210009249** Register's Office for Davidson County, Tennessee. Also see In the Matter of the Estate of Mary Gaither King, File No. 2018 E 001188 in the General Court of Justice, Superior Court Division for Alamance County North Carolina.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is ☒ improved or ☐ unimproved property located at: **1015 Mitchell Road, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for

payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of January, 2021.

GRANTOR:

Warren Garland King, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Warren Garland King, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of January, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

