585

WARRANTY DEED

Instr:200003070023348 Page: 1 OF 2
REC'D FOR REC 03/07/2000 3:48:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 11-25-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Dennen, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery L. King (NAME)	SunTrust Bank, Nashville (NAME)	MAP 159-02-73
105 Lexington Court (ADDRESS)	201 Fourth Avenue, North (ADDRESS)	PART OF PARCEL
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	73.

FOR AND 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, WE, High Ridge LLC, a TN limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery L. King and wife, Teri L. King

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plan of High Ridge Subdivision, Phase I, of record in Book 11700, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to High Ridge, LLC from R. E. Arnold by deed of record in Book 9801, page 991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Taxes for the year 2000 and subsequent years, a lien not yet due and payable.

Plan of record in Book 11700, page 57, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, a 20 foot public utility and drainage easement along the front of said lot, and 10 foot public utility and drainage easements along the sides and rear of said lot.

Declaration of Covenants, Conditions, and Restrictions for High Ridge Subdivision, Phase One, contained in an instrument of record in Book 11741, page 713, Register's Office for Davidson County, Tennessee.

Charter and By Laws of High Ridge Homeowners Association d/b/a/ Radner Glenn Homeowners Association, Inc., contained in an instrument of record at the office of the Tennessee Secretary of State.

unimproved (X)
This is improved ( ) property, known as _____
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 GRANTEES, 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 hand this 2nd day of March, 2000

High Ridge LLC, a TN limited liability company
By:
William Moran, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William Moran and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the High Ridge LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William Moran as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of March, 2000 .

My commission expires _____

OFFICIAL SEAL
EDNA PAGAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/20/03

Edna Pagan
Notary Public