WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF JUNE, 2000.**

Notary Public

MY COMMISSION EXPIRES: [illegible] 11/18/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Jason King	SunTrust Bank	**176-2-26**
(NAME)	(NAME)	
5325 Flagstone Drive	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Instr:200006270063896 Page: 1 OF 2
REC'D FOR REC 06/27/2000 12:40:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $409.22

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, **Forrest B. Smith and wife, Sandy Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Jason King and wife Mary Cook 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:

Land in ~~Rutherford~~ Davidson County, Tennessee, being Lot No 196 on the Plan of Peppertree Forest Subdivision, Section 15 of record in Plat Book 7900, Page 574, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Forrest B. Smith and wife, Sandy Smith by deed of record in Book 9462, Page 767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Forrest B. Smith and wife Sandy Smith by Allen Larson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith in Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5325 Flagstone Drive, Antioch, TN 37013**

(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/our hand(s)** this **21st day of June, 2000**.

Forrest B. Smith by Allen Larson attyin fact

Forrest B. Smith

Sandy Smith by Allen Larson attyin fact

Sandy Smith

State of Tennessee
County of Davidson

On this 6/21/00 before me personally appeared Allen Larson, the person who executed the foregoing instrument on behalf of Forrest B. Smith and Sandy Smith, and acknowledged that he executed the same as the free act and deed of the said Forrest B. Smith and Sandy Smith, through Power of Attorney granted Allen Larson, by the said Forrest B. Smith and Sandy Smith.

Shari A. Thompson

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires:
1-27-01