Davidson County DEEDWARR
Recvd: 03/15/02 10:57 2pgs
Fees:13.00 Taxes:370.00

20020315-0032851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Robin E Yarnall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2002.

Sharon L. Laney
Notary Public

MY COMMISSION EXPIRES: 5-28-03

(AFFIX SEAL)

NOTARY PUBLIC CHRISTOPHER ON L. RINEY DAVIDSON COUNTY, TN LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron B. Yarnall	NEW OWNER	105-13-52
(NAME)	(NAME)	
2115 12th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

THE ESTATE OF HENRY P. KING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON B. YARNALL AND WIFE, ROBIN E. YARNALL,

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. 341 on the Plan of the Re-subdividision of part of Belmont Land Company's Subdivision of Belmont Heights, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Henry P. King and wife, Magnolia M. King by deed from Ruby L. Tathwell of record in Book 3373, Page 381, Register's Office for Davidson County, TN. Said Magnolia M. King having predeceased Henry P. King and said property having vested in Henry P. King as sole surviving tenant by the entirety. Said Henry P. King also having since died and Faye Jackson having been appointed as Administratrix of his estate on October 31, 2001. The order approving the sale of said property was filed with the Probate Division in the Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 2115 12th Avenue South, Nashville, TN 37204
(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 13th day of March, 2002.

The Estate of Henry P. King

Faye Jackson, Administratrix

by Faye Jackson, Administratrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faye Jackson, Administratrix of The Estate of Henry P. King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 13th day of March, 2002

Commission expires: 5-28-03

Sharon L. Riney
Notary Public

