WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 09:29 2pgs
Fees:13.00 Taxes:517.63

20040414-0041787

MARY T. HURST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: January 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laurie Damewood, 2592 N. Mt. Juliet Road, Mt.Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Jo Coyle	CountryWide Home Loans	92CO64-16-D
(NAME)	(NAME)	
1872 Brookmeadow Lane	750 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, Joseph King and wife, Clement M. King, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Misty Jo Coyle, 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 Davidson County, Tennessee, being Lot No. 259 on the Plan of Section Two, Truxton Park of record in Instrument No 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property Conveyed to Joseph K. King and wife, Clement M. King by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders dated October 10, 2001, recorded in Instrument Number 2001101901441 Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 1872 Brookmeadow Lane, Hermitage, TN 37076
(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 our hands this 31st day of March, 2004.

Joseph K. King

Clement M. King

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Mt.Juliet, Tennessee this.

Commission expires: January 28, 2006

Mary T. Hurst Notary Public

MARY T. HURST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006