File No. 250301893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

George W. King III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2005.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/01/05 10:00 2 pgs
Fees:13.00 Taxes:599.03

20050401-0035319

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. King, III	George W. King, III	Map 149-06-0
(NAME)	(NAME)	
5032 Countryside Drive	5032 Countryside Drive	Parcel 064.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Paul K. Heidebreicht and Terri M. Heidebreicht, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George W. King, III, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), his 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 all of Lot No. 116, on the Plan of Pebble Trail - Section I, as shown by plat appearing of record in Book 6900, Page 990, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Paul K. Heidebreicht and Terri L. Matthews by Warranty Deed dated April 19, 1996 of record in Book 10027, Page 365, Register's Office for Davidson County, Tennessee. The said Terri L. Matthews is one and the same person as Terri M. Heidebreicht.

Restrictive Covenants of record in Book 8176, Page 296; Water Easement of record in Book 9835, Page 152; Sewer Easement of record in Book 9835, Page 144; all matters shown on plat of record in Book 6900, Page 990; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5032 Countryside, 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 GRANTEE, his 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, his 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 31st day of March, 2005.

Paul K. Heidebreicht

Terri M. Heidebreight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paul K. Heidebreight and Terri M. Heidebreicht, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 31st day of March 2005

Notary Public
My Commission Expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number: 250301893

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076