FILE #05-7626

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

File No. 250601185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Barbara B. Minnie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 9/24/2008 (AFFIX SEAL)

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/28/05 14:14 2 pg
Fees:13.00 Taxes:364.45
20050628-0074366

THIS INSTRUMENT WAS PREPARED BY:
David W. Kroll, Attorney
Southern Title Services
1517 Hunt Club Blvd, Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie V. Timmons	Mortgage Resources, Inc.	060-08-0-22.01
(NAME)	(NAME)	
3006 Hillside Road	404 BNA Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 37217	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Sampson Louise King, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie V. Timmons**, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), Her 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 part of Lot No. 4, on the Plan of Map of E.A. Lindsley Subdivision, as shown by plat appearing of record in Plat Book 547, Page 144, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said part of lot.

Being the same property conveyed to Sampson Louise King, unmarried by Warranty Deed dated July 31, 2002 of record in Instrument No. 20020805-0093409, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 734, Page 46; Sanitary Sewer and Storm Drainage Easement of record in Book 5559, Page 503 and in Instrument No. 20040603-0065538; all matters shown on the plan of record in Plat Book 547, Page 144; 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 3006 Hillside Rd., Nashville, TN 37207
(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(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), Her 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 24th day of June, 2005.

Sampson Louise King by Ricky Lee King
Sampson Louise King Attorney-in-Fact
BY: Ricky Lee King, Attorney-in-Fact

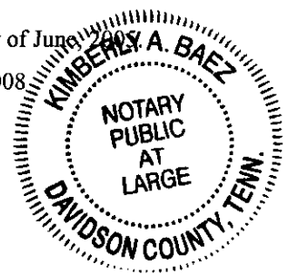
STATE OF TENNESSEE

COUNTY OF SUMNER

On this 24th day of June, 2005, before me personally appeared Ricky Lee King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Sampson Louise King, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20020726-0089845, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 24th day of June, 2005.

Commission expires: November 22, 2008



Kim Baez Notary Public

File Number: 250601185

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Gallatin, TN 37066