0WARRANTY DEED

DENISE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,000.00~~ 24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saunders Ramsey	**COUNTRYWIDE HOME LOANS**	**135-16-B-109CO**
(NAME) **620 Flinklock Court**	(NAME) 2630 Courthouse Circle	
(ADDRESS) **Nashville, TN 37219**	Suite B (ADDRESS) Flowood, MS 39232	
(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, **Phillip B. King and Marta King**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ** 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: **D. SAUNDERS RAMSEY, III

LAND in Davidson County, Tennessee, being Unit No. 109 on the plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, 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 Phillip B. King, an unmarried man by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20031209-0176131 Register's Office for Davidson County, Tennessee.

Marta King, wife of the said Phillip B. King, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **620 Flintlock Court, Nashville, TN 37219**

(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 hand this ____ day of August, 2005.

Phillip B. King

Marta King

Davidson County DEEDWARR
Recvd: 08/09/05 15:07 2 pgs
Fees:13.00 Taxes:460.65

20050809-0094393

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 Phillip B. King and Marta King, the bargainors, 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 Nashville, Tennessee this 5th day of August, 2005.

Commission expires:

Notary Public



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE