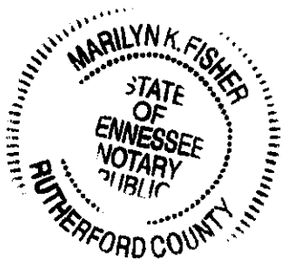
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary L. King | Mary L. King | 137-13-OA-049.00 |
| (NAME) | (NAME) | |
| 3324 Milbridge Drive | 3324 Milbridge Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 08/17/05 10:06 2 pgs
Fees:13.00 Taxes:632.70

20050817-0097505

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, I/WE, **Kristen Holmes and James K. Dixon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary L. King and Husband Willie J. King**, 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 all of Lot No. 49, Final Plat, Section One, Peninsula Point, of record in Plat Book 9700, Page 98, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to Kristen Holmes, and James K. Dixon by deed of record in Instrument # 20050126-0009366, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9943, Page 908, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3324 Milbridge Drive, 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 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 11th day of August, 2005.

Kristen Holmes
Kristen Holmes

James K. Dixon
James K. Dixon

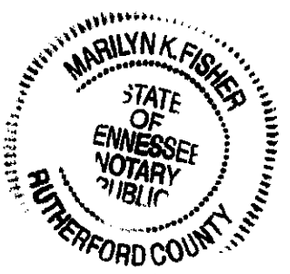
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristen Holmes and James K. Dixon 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 Smyrna, Tennessee this 11th day of August, 2005.

Commission expires: August 16, 2008




Marilyn K. Fisher Notary Public