WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/05 10:32 2 pgs
Fees:13.00 Taxes:436.23

20051027-0129811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Steele		72-12-0/211.00
(NAME)	(NAME)	
1706 Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(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, **Clayton King, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara C. Steele, unmarried**, 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. 107 on the Map of Riverside Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.

Said Lot No. 107 fronts 50 feet on the southerly side of Litton Avenue, and runs back between parallel lines 150 feet to a dead line in the rear, and measures 50 feet thereon.

Being the same property conveyed to Clayton King by Quitclaim Deed from Jackie L Cook and wife, Carla R. Cook dated May 3, 1998 and filed for record in Book 11489, page 917, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 974, page 60 & 61, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines if any, easements and rights of way for public utilities.

The said Wanda King joins in this conveyance to convey any and all marital rights she may have is the subject property.

The 2005 County Taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 1706 Litton Ave., Nashville, TN 37216

(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 24 day of October, 2005

C King
Clayton King

Wanda J. King
Wanda King

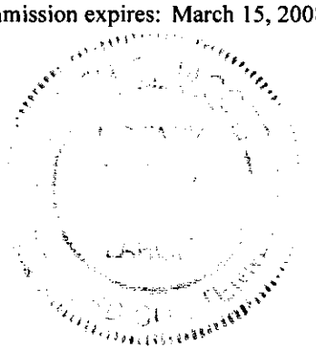
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said Countyand state, the within named Clayton King and Wanda King the bargainor (s), 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 thereincontained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2005.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED