WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2007.

J Brandon Miller
Notary Public

MY COMMISSION EXPIRES: . 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20070111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry R. King Jr. and Christina M. Allen	Metro Finance	150-11-0 206.00
(NAME)	(NAME)	
712 Winter Haven Court	29870 Middlebelt Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Farmington Hills, MI 48334,	
(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, I, **Larry W. Herzog, unmarried (also known as Larry Herzog)**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harry R. King Jr., a married man, and Christina M. Allen, a single woman**, 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. 325 on the Plan of Towne Village of the Country, Section Four-A, of record in Plat Book 5250, Pages 20 & 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Larry W. Herzog by Quitclaim Deed dated November 13, 2006 from Jill D. Herzog, of record in Instrument Number 20061127-0145711, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Jill D. Herzog and husband, Larry W. Herzog by Warranty Deed dated June 27, 2002 from Michelle F. Carmical, an unmarried person, of record in Instrument Number 20020705-0080984, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 712 Winter Haven Court, 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 I am 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 I do further covenant and bind myself, my 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 11th day of April, 2007.

Davidson County DEEDWARR
Recvd: 04/16/07 12:23 2 pgs
Fees:13.00 Taxes:499.50
20070416-0045251

Earl W Herzog aka Larry
Larry W. Herzog (a/k/a Larry Herzog) by Earl Jones, his Attorney-in-Fact

Herzog by Earl Jones, his attny. in fact

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 Earl Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Larry W. Herzog (a/k/a Larry Herzog), as Attorney In Fact, under Power of Attorney bearing Instrument No. * 20070416004525 0, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Larry W. Herzog (a/k/a Larry Herzog), under said Power of Attorney.

*20070416004525 0

Witness my hand and official seal at office in Hermitage, Tennessee, this the 11th day of April, 2007.

Susan B. Mott

Notary Public

My Commission Expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027
