WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/07 13:15 2 pgs
Fees:13.00 Taxes:813.67

20070612-0070407

STATE OF Alabama
COUNTY OF Mobile

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,912.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 09 June 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest H. King Jr.	NEW OWNER	126150B30300CO
(NAME)	(NAME)	
8289 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, James Worth Pickard and wife, Amy Clements Pickard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Forrest H. King Jr. and wife, Emily B. 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 Lot No. 31 on the Plan of Section Four, Lexington Point, of record as Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to James Worth Pickard and wife, Amy Clements Pickard, by Warranty Deed dated July 14, 2006 from Jon W. McWright and wife, Julie L. McWright of record in Instrument No. 20060717-0085722, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 8289 Boone Trace, Nashville, TN 37221
(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 7th day of June, 2007.

James Worth Pickard

Amy Clements Pickard

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Worth Pickard and wife, Amy Clements Pickard, 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~~ Mobile, Alabama (VA) this 07th day of June, 2007.

Commission expires: 09 July 2008

Vickie D. Albert
Notary Public

VICKIE D. ALBERT
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 9, 2008

VICKIE D. ALBERT NOTARY PUBLIC ALABAMA STATE AT LARGE

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Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#2949